



JAN - 3 2017

GSA National Capital Region

Ms. Theresa Ritta
Chief, Real Property Branch
Division of Property Management
U.S. Department of Health and Human Services
Parklawn Building, Room 5B-17
5600 Fishers Lane
Rockville, MD 20857

Dear Ms. Ritta:

This letter is in response to your December 28, 2016 request for the U.S. General Services Administration (GSA) assign to the U.S. Department of Health and Human Services (HHS) the former warehouse at 49 L Street SE, Washington, DC 20407 (GSA Control Number DC-0053-ZZ) ("Property"). The Property consists of .68 acres of land, improved with a 33,455 gross square-foot, two-story warehouse. The initial acquisition cost of the property was \$93,168.00.

Pursuant to the authority vested in the Administrator of General Services by the provisions of 40 U.S.C. § 543, 116 Stat. 1062 ("Property Act"), and a delegation of that authority, and delegated to the Public Buildings Service Regional Commissioner, I hereby assign the Property to HHS ("Assignee") for conveyance for homeless use, as authorized in 42 U.S.C. § 11411, subject to the terms, conditions, reservations and restrictions if any, as contained in the landholding agency's Report of Excess Real Property.

This assignment is for HHS's subsequent conveyance of the Property to the District of Columbia ("the Grantee"), for the purposes of homeless services under the directive of the McKinney-Vento Act. We understand that HHS has approved the Grantee's application for development, operation, and maintenance of the Property as a facility for homeless services. There are no objections interposed to the proposed transfer, which must be subject to the usual terms and conditions in the transfer of real property, as are attached here, (See Attachment A). GSA does not intend to reserve any oil, gas, or mineral rights and deposits in the name of the United States.

This assignment is conditioned upon HHS executing its quitclaim deed to the Grantee in accordance with the regulations set forth in 41 C.F.R. § 102-75.1205, et seq. Any subsequent transfer of the property by the Grantee is subject to applicable law, regulation, and deed provisions. GSA does not object to HHS granting up to a 100-percent discount to the Grantee.

Pending completion of the disposition, protection and maintenance ("P&M") requirements will be governed by 41 C.F.R. § 102-75.965, et seq.

U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407-0001
www.gsa.gov

The Property will be conveyed by deed from the HHS to the Grantee for homeless assistance purposes. The assignment of the Property is made subject to the compliance by your Department with the provisions of the National Environmental Policy Act of 1969 (42 U.S.C. §4321 et seq.), as amended, including the preparation of an environmental impact statement, if required.

The Property is also assigned subject to: (1) compliance with your department's nondiscrimination regulations issued pursuant to Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000(d) et seq.), (2) Federal Management Regulations, and (3) other applicable guidelines, regulations, and laws regarding the use of the Property.

In connection with section 120 (h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ("CERCLA") (42 U.S.C. § 9620 (h)(3)(A)(i)), and based upon a complete search of agency files, GSA ("the Landholding Agency") gives notice that hazardous substance activity did occur on the Property.

GSA's National Capital Region, PBS Office of Portfolio Management, Capital Planning Division, located at 301 7th Street, SW, Washington, DC 20407, is the holding agency for this transaction. Please furnish Francis Gaegler, Asset Manager, Capital Planning Division, and Chafula Abdullah, Realty Specialist, Real Property Utilization and Disposal Division, with copies of the quitclaim deed.

Enclosed for your information are copies of the Report of Excess for the Property (including a legal description and a title report), the Notice of Surplus Availability, and the Categorical Exclusion Checklist for the disposal of the Property, and the Crane Swing, Sheeting and Shoring, and Monitoring Easement. Also enclosed are copies of the most recent appraisal along with the Phase I and Phase II Environmental Site Assessments.

If you have any questions or need additional information, please feel free to contact, Tim Sheckler, Director, Office of Real Property Utilization and Disposal, at (202) 401-5806.

Sincerely,

(b) (6)

Mary D. Gibert
Regional Commissioner
Public Buildings Service

Enclosures

Attachment A

The following terms and conditions are suggested to be included in the deed from HHS to the Grantee:

- A. Notice Regarding Hazardous Substance Activity. Pursuant to 40 CFR 373.2 and Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ("CERCLA") (42 U.S.C. §9620(h)(3)(A)(i)), and based upon a complete search of agency files, the United States gives notice that certain hazardous substances have been released or disposed of or stored for one year or more on the Property.
- a. The Property is assigned subject to the following:
 - i. Grantees and their assigns and successors, are hereby notified that soil and groundwater contamination exist on the Property. Soil samples were analyzed for Total Petroleum Hydrocarbons (TPH), Diesel Range Organics (DRO), TPH-Gasoline Range Organics (GRO), Benzene, Toluene, Ethylbenzene, Xylenes (BTEX), methyl-tertiary-butyl-ether (MTBE), Napthalene, and RCRA metals. All of the found contaminants were below DDOE screening levels and EPA RBCs. Of the RCRA metals, only barium was detected in the soil samples, but did not exceed the EPA RBCs in any of the samples. Based on the analytical results for the groundwater samples, detectable levels of TPH-GRO, VOCs and metals are present in the groundwater. Benzene was detected in one boring at a level that is slightly above the District's groundwater standard.
- B. Grantee (which term includes Grantee's successors and assigns) is hereby prohibited from using the groundwater located below the surface of the Property (but may dewater the Property to permit construction). Furthermore, ownership of the groundwater is being retained by the United States of America. Should the Grantee desire to undertake a cleanup of the groundwater to allow for use of said groundwater, or to establish that a restriction on use of no longer necessary (in whole or in part) it will seek permission from Federal and District of Columbia regulators to undertake such an action or study. Should permission for such an undertaking be granted, upon the completion of the proposed action by the Grantee that is satisfactory to the United States of America, such restrictions will be lifted or modified and the groundwater interests (in whole or in part) will be conveyed to the Grantee. All costs associated with conducting such a proposed action shall be borne exclusively by the Grantee and its assigns or successors, and not the United States. Furthermore, conducting such a proposed action is not within the scope of releases that would make a response action necessary under CERCLA Sec. 120(h)(3)(A).

a. This covenant shall not apply:

- i. In any case in which Grantee, his successor(s) or assigns, or successor in interest to the Property or part thereof is a Potentially Responsible Party ("PRP") with respect to the Property immediately prior to the date of this conveyance; OR
 - ii. To the extent but only to the extent that such additional response action of part thereof found to be necessary is the result of an act or failure to act of the Grantee, his successor(s) or assign(s), or any party in possession after the date of this conveyance that either:
 - 1. Results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; OR
 - 2. Causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.
- b. In the event Grantee, his successor(s) or assign(s), seeks to have the United States of America conduct any additional response action, and, as a condition precedent to the United States of America incurring any additional cleanup Obligation or unrelated expenses, the Grantee, his successor(s) or assign(s), shall provide the United States of America at least 45 days of written notice of such a claim and provide credible evidence that:
- i. The associated contamination existed prior to the date of this conveyance; and
 - ii. The need to conduct any additional response action or part thereof was not the result of any action or failure to act by the Grantee, his successor(s) or assign(s), or any party in possession.

C. CERCLA Covenant. The United States of America warrants that it shall take any additional response action found to be necessary after the date of this conveyance regarding hazardous substances located on the Property on the date of this conveyance.

a. This covenant shall not apply:

- i. In any case in which the Grantee, his successor(s) or assign(s), or successor in interest to the Property or part thereof is a Potentially Responsible Party ("PRP") with respect to the Property immediately prior to the date of this conveyance; OR

- ii. To the extent but only to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the Grantee, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:
 - iii. Results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; OR
 - iv. Causes or exacerbates the release of threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.
 - v. In the event the Grantee, his successor(s) or assign(s), seeks to have the United States of America conduct any additional response action, and, as a condition precedent to the United States of America incurring any additional cleanup Obligation or unrelated expenses, the Grantee, his successor(s) or assign(s), shall provide the United States of America at least 45 days of written notice of such a claim and provide credible evidence that:
 - vi. The associated contamination existed prior to the date of this conveyance; and
 - vii. The need to conduct any additional response action of part thereof was not the result of any act or failure to act by the Grantee, his successor(s) or assign(s), or any party in possession.
- D. Subject to the provisions in Sections A, Section B, & Section C herein, the United States of America warrants that all remedial action necessary to protect human health and environment has been taken before the date of this conveyance. Subject to the provisions of Section A, Section B, & Section C herein, the United States of America warrants that it shall take any additional response action found to be necessary after the date of this conveyance regarding hazardous substances located on the Property on the date of this conveyance.
- E. Polychlorinated Biphenyls ("PCBS") Covenant. The Property may contain polychlorinated biphenyls ("PCBs") resulting from light ballasts, and no warranties, either expressed or implied, are given regarding the condition of the Property. The Grantee shall be deemed to have relied solely on its own judgement in assessing the overall conditions of all or any portion of the Property.

- F. Access. The United States of America reserves a permanent right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right of access to the use of available utilities at reasonable cost to the United States of America. These rights shall be exercisable in any cases in which a remedial action, response action or corrective action is found to be necessary after the date of this conveyance, or in which access is necessary to carry out a remedial action, response action or corrective action on adjoining property. Pursuant to this reservation, the United States of America, and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, boring, data and records compilation and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including such activities, responses or remedial actions, shall be performed in a manner that minimizes interruption with activities of authorized occupants.
- G. Notice of the Possible Presence of Lead-Based Paint. Because the improvements on the Property were constructed before 1978, they are assumed to contain lead-based paint. The Deed shall include a provision requiring the Grantee to be responsible for compliance with all applicable Federal, State and/or local laws, ordinances, orders and regulations relating to lead-based paint, including, if required, taking steps for its removal. The Deed shall contain the following "Covenant and Indemnification Regarding the Presence of Lead Based Paint".
- a. GRANTEE ACKNOWLEDGES that the Property was constructed prior to 1978 and may contain lead-based paint on interior and exterior painted surfaces. The Grantee acknowledges that such Property may present exposure to lead from lead based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk in pregnant women. The Grantee shall not permit the use of such structures for residential habitation unless the Grantee has eliminated the hazards of lead-based paint by treating any defective lead-based paint surface in accordance with all applicable laws and regulations.
 - b. Grantee covenants and agrees that prior to occupancy of the Property, a

lead-based paint inspection and risk assessment for lead-based paint hazards shall be conducted in accordance with 40 C.F.R. § 745.227. Grantee shall abate, at Grantee's own cost, all lead-based paint hazards in accordance with 40 C.F.R. § 745.227(e). Following the abatement, Grantee shall obtain a clearance examination pursuant to 40 C.F.R. § 745.227(e) and 24 C.F.R. § 35.140(c) through (f), conducted by a person certified to perform risk assessments or lead-based paint inspections. The examination must show that clearance samples meet the standards set forth in 24 C.F.R. § 35.1320(b)(2). Prior to occupancy of the Property, Grantee shall furnish Grantor with a fully executed Certification of Completion of Lead-Based Paint Hazard Abatement.

H. Asbestos Covenant. Asbestos-containing materials ("ACMs") may be present on the Property. The Deed shall include the following provision warning the Grantee of the presence of AGMs.

- a. THE GRANTEE IS WARNED that the Property contains asbestos-containing materials. Unprotected or unregulated exposures to asbestos in product manufacturing, shipyard, and building construction workplaces have been associated with asbestos-related diseases. Both Occupational Safety and Health Administration ("OSHA") and the Environmental Protection Agency ("EPA") regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, which include certain cancers and which can result in disability or death.
- b. No warranties either express or implied are given with regard to the condition of the Property including, without limitation, whether the Property does or does not contain asbestos or is or is not safe for a particular purpose. The failure of any Grantee to inspect, or to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid or offer after its opening or tender.
- c. The Government assumes no liability for damages for personal injury, illness, disability or death, to the Purchaser, or to the Purchaser's successors, assigns, employees, invitees, licensees, or any other person subject to Purchaser's control or direction, or to any person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property which is the subject of this sale, whether the Grantee, its successors or assigns has or have properly warned or failed properly to warn the individual(s) injured.
- d. The Grantee further agrees that in its use and occupancy of the

Property it will comply with all Federal, state, and local laws relating to asbestos.

- I. Crane Swing, Sheeting and Shoring, and Monitoring Easement Agreement.
The property is conveyed subject to a Crane Swing, Sheeting and Shoring, and Monitoring Easement agreement recorded in the land records of the District of Columbia land records as Document #2015013898, recorded February 13, 2015.

CORRESPONDENCE ROUTING SLIP

FOR SIGNATURE OF Mary D. Gibert	CONTROL NUMBER
ADDRESSEE 49 L Assignment Letter	DUE DATE

ROUTE

CORRESPONDENCE SYMBOL	DATE		INITIAL
	IN	OUT	
1. WPTZ- Sheckler	7/7/16	7/7/16	(b) (6)
2. WPT- Shycoff	7/8/16	7/8/16	
3. WPT-Swain	7/8/16	7/8/16	
4. WL - Demuth		7/11	
5. WP - Litsey		7/11	
6. WP - Gibert		7.3.17	
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GENERAL SERVICES ADMINISTRATION

GSA FORM 3400 (REV. 1-83)

OFFICE OF
REGIONAL COUNSEL
2016 JUL -8 PM 3:32
GSA NCR WL

GSA DOCUMENT SUMMARY
(Instructions on Page 3)

1. TO: Theresa Rita	2. FOR SIGNATURE OF Mary D. Gibert	3. DATE DUE
4. SUBJECT: 49 L Assignment Letter	5. <input checked="" type="checkbox"/> BASIC DOCUMENT <input type="checkbox"/> RESPONSE	6. CORRESPONDENCE CONTROL NUMBER

7. CONCURRENCES and COMMENTS
PRINT NAME if individual signing is not the principal

ITEM	CORRESPONDENCE SYMBOL	SIGNATURE (Sign full name)	COMMENTS (Use additional page if necessary)	DATE	
				IN	OUT
A.	WPTZ	Timothy Sheckler (b) (6)		7/7/16	7/7/16
B.	WPT	Shycoff TRACY SHYCOFF <small>Digitally signed by TRACY SHYCOFF DN: cn=TRACY SHYCOFF, email=tracy.shycoff@gsa.gov, o=GSA, ou=Department of the Interior, cn=Shycoff, c=US</small>	see edit/deletion on page 2 of letter	7/8/16	7/8/16
C.	WPT	Ivan G. Swain TRACY SHYCOFF <small>Digitally signed by TRACY SHYCOFF DN: cn=TRACY SHYCOFF, email=tracy.shycoff@gsa.gov, o=GSA, ou=Department of the Interior, cn=Shycoff, c=US</small>	for Ivan Swain	7/8/16	7/8/16
D.	WL	Paula Demuth (b) (6)			7/11
E.	WP	Chris Litsey (b) (6)		7/11	7/11
F.					
G.					

8. ACTION OFFICER Ivan G. Swain	9. CORRESPONDENCE SYMBOL WPT	10. TELEPHONE NUMBER (202) 708-5334	11. PREPARED BY Kimberly Bryant	12. TELEPHONE NUMBER (202) 690-9473
13. NOTE: NUMBER OF SIGNATURES REQUIRED BY FINAL SIGNING OFFICIAL				
14. SUMMARY				

15. AUTHOR	NAME AND SIGNATURE Timothy Sheckler	SYMBOL WPTZ	TELEPHONE NUMBER (202) 401-5806	DATE
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DEPARTMENT OF HEALTH & HUMAN SERVICES

**Program Support Center
Rockville MD 20857**

December 28, 2016

Mr. Tim Sheckler, Director
U.S. General Services Administration
National Capital Region
Property Disposal Division
301 7th Street, S.W.
Room 7709
Washington, D.C. 20407

Re: 49 L Street SE
Washington, D.C.
DC-496-1

Dear Mr. Sheckler:

This Department approves the District of Columbia, Department of General Services' (applicant) newest application to acquire the above-referenced property by quitclaim deed. The applicant proposes to use the property for homeless assistance purposes, more specifically, for permanent supportive housing, central resource center, and vocational training.

Pursuant to the authority vested by the provisions of the Federal Property and Administrative Services Act of 1949, as amended (FPASA), and delegations of that authority, and Title V of the Stewart B. McKinney-Vento Homeless Assistance Act, as amended, we request assignment of the property to this Department for conveyance to the applicant for public health purposes in accordance with section 203(k) of said FPASA.

It is our understanding that the above property is excess to the needs of the Government; that it was determined to be surplus on May 15, 2015; and that pending a transfer for the above-mentioned use, the holding agency will protect, maintain, and retain custody of and accountability for the property.

It will expedite disposal if your letter of assignment indicates that you interpose no objection to the proposed deed being made at 100 percent public benefit allowance subject to the Department's usual terms and conditions in the conveyance of property for onsite use. In addition, please provide the acquisition cost and the current fair market value, as well as, copies of the excess/surplus documents and correct legal description. Also, information to establish that the mandate of CERCLA section 120(h) has been met regarding this property must be furnished.

Page 2 – Mr. Sheckler

Therefore, please submit one of the following two alternatives in compliance with CERCLA section (h) (1) - (3):

(a) a definitive statement that “no hazardous substance was stored for one year or more, known to have been released, or disposed of on the property;” or (b) a notice of the type of hazardous activity, which includes (1) the type and quantity of such substance, (2) the time at which such storage, release, or disposal took place, and (3) a description of the remedial action taken, if necessary. **NOTE: Failure to provide the property CERCLA certification will result in return of the assignment to the disposal agency.**

Additionally, if the property is found to be uncontaminated (i.e., no hazardous substance and no petroleum products or their derivatives were stored for one year or more, known to have been released, or disposed of on the property), then you must state this fact and include a concurrence from the appropriate State official. Also, if the property is on the National Priority List, then the concurrence must be obtained from the EPA Administrator.

Should you have any questions, feel free to call me on (301) 443-2265.

Sincerely yours,

**Theresa M.
Ritta -S**
Theresa M. Ritta, Program Manager
Real Property Management Services
Program Support Center

Digitally signed by Theresa M. Ritta -S
DN: c=US, o=U.S. Government,
ou=HHS, ou=PSC, ou=People,
0.9.2342.19200300.100.1.1=200000375
0, cn=Theresa M. Ritta -S
Date: 2016.12.28 13:09:08 -05'00'



DEPARTMENT OF HEALTH & HUMAN SERVICES

Program Support Center
Rockville MD 20857

December 28, 2016

Mr. Greer J. Gillis
Acting Director, Department of General Services
District of Columbia
2000, 14th Street NW, 8th Floor
Washington, D.C. 20009

Re: 49 L Street SE
Washington, D.C.
DC-496-1

Dear Mr. Gillis:

This Department has determined the District of Columbia, Department of General Services', application dated November 2, 2015, and amended on December 4, 2015, December 31, 2015, June 17, 2016, June 2016 (the EA), November 17, 2016, and December 13, 2016 for the public benefit conveyance of the above-referenced property, pursuant to Title V of the McKinney-Vento Homeless Assistance Act, to be approved. This approval, however, does not extend to DGS' proposal to use a portion of the property for social enterprise purposes. DGS must submit final programmatic details to this Department for review and determination prior to operating any social enterprise on-site.

This Department has issued a finding of no significant impact concerning DGS's approved use of the property provided DGS complies with all applicable Federal, State and local environmental laws, regulations, policies, and standards, as well as, permit and licensing requirements. Further, the approved use of the property may be subject to other governmental requirements and our assessment should not be construed as a determination that the approved program meets those requirements. Use of the property for any other activities beyond those approved in the above-mentioned application and amendments will require prior approval from this Department.

We have requested assignment of the property from the U.S. General Services Administration (GSA). Please note that this Department is not the final authority for the disposition of the property and that the ultimate assignment decision is within the authority of GSA. As soon as we receive the GSA's determination, we will advise.

Attached for your reference is a standard Quitclaim Deed template.

Should you have any questions concerning this matter, please feel free to contact me by telephone, (301) 443-6672, or email, Theresa.Ritta@psc.hhs.gov.

Sincerely yours,

Theresa M.
Ritta -S
Theresa Ritta, Program Manager
Real Property Management Services
Program Support Center

Digitally signed by Theresa M. Ritta -S
DN: cn=US, o=U.S. Government,
ou=HHS, ou=PSC, ou=People,
0.9.2342.19200300.100.1.1=200000375
0, cn=Theresa M. Ritta -S
Date: 2016.12.28 13:07:44 -0500

December 28, 2016

DECISION PAPER

Information Briefing Event Meeting Request X Decision/Signature

TO: Mary D. Gibert
Regional Commissioner (WP)

FROM: Ivan G. Swain (b) (6) Management and Leasing (WPT) 1/3/17

SUBJECT: Assignment of 49L Street to HHS for Homeless Conveyance

RECOMMENDATION: Approve Option #1

BACKGROUND:

a. General Background Facts:

- HHS is requesting assignment of the 49L Street property pursuant to a successful homeless application received during the Homeless Screening done for the property per the McKinney-Vento Act.

b. Cost Summary:

- This will be a no-cost transfer

c. Timeline:

- After receiving the assignment of the property from GSA, HHS will deed the property to the successful applicant for homeless use. It is anticipated that this would occur within 30 days, though there is no statutory timeframe.

ANALYSIS AND CONSIDERATIONS:

The Applicant's application to utilize 49L Street for homeless purposes was approved by HHS on 28 December 2016, and assignment was requested on 28 December, 2016

- Option 1: Approve Assignment
- Option 2: Deny Assignment

COORDINATION:

- Coordinated with PT, WPTZ, CO Disposal, and Office of the Regional Counsel.

☒ Approve ☐ Approve as amended ☐ Disapprove ☐ Discuss

(b) (6)

Signature

1.3.2017

Date

Attachments (2):

Letter of Assignment

HHS Assignment Request Letter – 28 December 2016



JAN - 3 2017

GSA National Capital Region

Ms. Theresa Ritta
Chief, Real Property Branch
Division of Property Management
U.S. Department of Health and Human Services
Parklawn Building, Room 5B-17
5600 Fishers Lane
Rockville, MD 20857

Dear Ms. Ritta:

This letter is in response to your December 28, 2016 request for the U.S. General Services Administration (GSA) assign to the U.S. Department of Health and Human Services (HHS) the former warehouse at 49 L Street SE, Washington, DC 20407 (GSA Control Number DC-0053-ZZ) ("Property"). The Property consists of .68 acres of land, improved with a 33,455 gross square-foot, two-story warehouse. The initial acquisition cost of the property was \$93,168.00.

Pursuant to the authority vested in the Administrator of General Services by the provisions of 40 U.S.C. § 543, 116 Stat. 1062 ("Property Act"), and a delegation of that authority, and delegated to the Public Buildings Service Regional Commissioner, I hereby assign the Property to HHS ("Assignee") for conveyance for homeless use, as authorized in 42 U.S.C. § 11411, subject to the terms, conditions, reservations and restrictions if any, as contained in the landholding agency's Report of Excess Real Property.

This assignment is for HHS's subsequent conveyance of the Property to the District of Columbia ("the Grantee"), for the purposes of homeless services under the directive of the McKinney-Vento Act. We understand that HHS has approved the Grantee's application for development, operation, and maintenance of the Property as a facility for homeless services. There are no objections interposed to the proposed transfer, which must be subject to the usual terms and conditions in the transfer of real property, as are attached here, (See Attachment A). GSA does not intend to reserve any oil, gas, or mineral rights and deposits in the name of the United States.

This assignment is conditioned upon HHS executing its quitclaim deed to the Grantee in accordance with the regulations set forth in 41 C.F.R. § 102-75.1205, et seq. Any subsequent transfer of the property by the Grantee is subject to applicable law, regulation, and deed provisions. GSA does not object to HHS granting up to a 100-percent discount to the Grantee.

Pending completion of the disposition, protection and maintenance ("P&M") requirements will be governed by 41 C.F.R § 102-75.965, et seq.

U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407-0001
www.gsa.gov

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The Property is also assigned subject to: (1) compliance with your department's nondiscrimination regulations issued pursuant to Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000(d) et seq.), (2) Federal Management Regulations, and (3) other applicable guidelines, regulations, and laws regarding the use of the Property.

In connection with section 120 (h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ("CERCLA") (42 U.S.C. § 9620 (h)(3)(A)(i)), and based upon a complete search of agency files, GSA ("the Landholding Agency") gives notice that hazardous substance activity did occur on the Property.

GSA's National Capital Region, PBS Office of Portfolio Management, Capital Planning Division, located at 301 7th Street, SW, Washington, DC 20407, is the holding agency for this transaction. Please furnish Francis Gaegler, Asset Manager, Capital Planning Division, and Chafula Abdullah, Realty Specialist, Real Property Utilization and Disposal Division, with copies of the quitclaim deed.

Enclosed for your information are copies of the Report of Excess for the Property (including a legal description and a title report), the Notice of Surplus Availability, and the Categorical Exclusion Checklist for the disposal of the Property, and the Crane Swing, Sheeting and Shoring, and Monitoring Easement. Also enclosed are copies of the most recent appraisal along with the Phase I and Phase II Environmental Site Assessments.

If you have any questions or need additional information, please feel free to contact, Tim Sheckler, Director, Office of Real Property Utilization and Disposal, at (202) 401-5806.

Sincerely,

(b) (6)

Mary D. Gibert
Regional Commissioner
Public Buildings Service

Enclosures

Attachment A

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- A. Notice Regarding Hazardous Substance Activity. Pursuant to 40 CFR 373.2 and Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ("CERCLA") (42 U.S.C. §9620(h)(3)(A)(i)), and based upon a complete search of agency files, the United States gives notice that certain hazardous substances have been released or disposed of or stored for one year or more on the Property.
- a. The Property is assigned subject to the following:
- i. Grantees and their assigns and successors, are hereby notified that soil and groundwater contamination exist on the Property. Soil samples were analyzed for Total Petroleum Hydrocarbons (TPH), Diesel Range Organics (DRO), TPH-Gasoline Range Organics (GRO), Benzene, Toluene, Ethylbenzene, Xylenes (BTEX), methyl-tertiary-butyl-ether (MTBE), Napthalene, and RCRA metals. All of the found contaminants were below DDOE screening levels and EPA RBCs. Of the RCRA metals, only barium was detected in the soil samples, but did not exceed the EPA RBCs in any of the samples. Based on the analytical results for the groundwater samples, detectable levels of TPH-GRO, VOCs and metals are present in the groundwater. Benzene was detected in one boring at a level that is slightly above the District's groundwater standard.
- B. Grantee (which term includes Grantee's successors and assigns) is hereby prohibited from using the groundwater located below the surface of the Property (but may dewater the Property to permit construction). Furthermore, ownership of the groundwater is being retained by the United States of America. Should the Grantee desire to undertake a cleanup of the groundwater to allow for use of said groundwater, or to establish that a restriction on use of no longer necessary (in whole or in part) it will seek permission from Federal and District of Columbia regulators to undertake such an action or study. Should permission for such an undertaking be granted, upon the completion of the proposed action by the Grantee that is satisfactory to the United States of America, such restrictions will be lifted or modified and the groundwater interests (in whole or in part) will be conveyed to the Grantee. All costs associated with conducting such a proposed action shall be borne exclusively by the Grantee and its assigns or successors, and not the United States. Furthermore, conducting such a proposed action is not within the scope of releases that would make a response action necessary under CERCLA Sec. 120(h)(3)(A).

a. This covenant shall not apply:

- i. In any case in which Grantee, his successor(s) or assigns, or successor in interest to the Property or part thereof is a Potentially Responsible Party ("PRP") with respect to the Property immediately prior to the date of this conveyance; OR
 - ii. To the extent but only to the extent that such additional response action of part thereof found to be necessary is the result of an act or failure to act of the Grantee, his successor(s) or assign(s), or any party in possession after the date of this conveyance that either:
 - 1. Results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; OR
 - 2. Causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.
- b. In the event Grantee, his successor(s) or assign(s), seeks to have the United States of America conduct any additional response action, and, as a condition precedent to the United States of America incurring any additional cleanup Obligation or unrelated expenses, the Grantee, his successor(s) or assign(s), shall provide the United States of America at least 45 days of written notice of such a claim and provide credible evidence that:
- i. The associated contamination existed prior to the date of this conveyance; and
 - ii. The need to conduct any additional response action or part thereof was not the result of any action or failure to act by the Grantee, his successor(s) or assign(s), or any party in possession.

C. CERCLA Covenant. The United States of America warrants that it shall take any additional response action found to be necessary after the date of this conveyance regarding hazardous substances located on the Property on the date of this conveyance.

a. This covenant shall not apply:

- i. In any case in which the Grantee, his successor(s) or assign(s), or successor in interest to the Property or part thereof is a Potentially Responsible Party ("PRP") with respect to the Property immediately prior to the date of this conveyance; OR

- ii. To the extent but only to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the Grantee, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:
- iii. Results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; OR
- iv. Causes or exacerbates the release of threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.
- v. In the event the Grantee, his successor(s) or assign(s), seeks to have the United States of America conduct any additional response action, and, as a condition precedent to the United States of America incurring any additional cleanup Obligation or unrelated expenses, the Grantee, his successor(s) or assign(s), shall provide the United States of America at least 45 days of written notice of such a claim and provide credible evidence that:
- vi. The associated contamination existed prior to the date of this conveyance; and
- vii. The need to conduct any additional response action of part thereof was not the result of any act or failure to act by the Grantee, his successor(s) or assign(s), or any party in possession.

D. Subject to the provisions in Sections A, Section B, & Section C herein, the United States of America warrants that all remedial action necessary to protect human health and environment has been taken before the date of this conveyance. Subject to the provisions of Section A, Section B, & Section C herein, the United States of America warrants that it shall take any additional response action found to be necessary after the date of this conveyance regarding hazardous substances located on the Property on the date of this conveyance.

E. Polychlorinated Biphenyls ("PCBS") Covenant. The Property may contain polychlorinated biphenyls ("PCBs") resulting from light ballasts, and no warranties, either expressed or implied, are given regarding the condition of the Property. The Grantee shall be deemed to have relied solely on its own judgement in assessing the overall conditions of all or any portion of the Property.

- F. Access. The United States of America reserves a permanent right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right of access to the use of available utilities at reasonable cost to the United States of America. These rights shall be exercisable in any cases in which a remedial action, response action or corrective action is found to be necessary after the date of this conveyance, or in which access is necessary to carry out a remedial action, response action or corrective action on adjoining property. Pursuant to this reservation, the United States of America, and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, boring, data and records compilation and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including such activities, responses or remedial actions, shall be performed in a manner that minimizes interruption with activities of authorized occupants.
- G. Notice of the Possible Presence of Lead-Based Paint. Because the improvements on the Property were constructed before 1978, they are assumed to contain lead-based paint. The Deed shall include a provision requiring the Grantee to be responsible for compliance with all applicable Federal, State and/or local laws, ordinances, orders and regulations relating to lead-based paint, including, if required, taking steps for its removal. The Deed shall contain the following "Covenant and Indemnification Regarding the Presence of Lead Based Paint".
- a. GRANTEE ACKNOWLEDGES that the Property was constructed prior to 1978 and may contain lead-based paint on interior and exterior painted surfaces. The Grantee acknowledges that such Property may present exposure to lead from lead based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk in pregnant women. The Grantee shall not permit the use of such structures for residential habitation unless the Grantee has eliminated the hazards of lead-based paint by treating any defective lead-based paint surface in accordance with all applicable laws and regulations.
 - b. Grantee covenants and agrees that prior to occupancy of the Property, a

lead-based paint inspection and risk assessment for lead-based paint hazards shall be conducted in accordance with 40 C.F.R. § 745.227. Grantee shall abate, at Grantee's own cost, all lead-based paint hazards in accordance with 40 C.F.R. § 745.227(e). Following the abatement, Grantee shall obtain a clearance examination pursuant to 40 C.F.R. § 745.227(e) and 24 C.F.R. § 35.140(c) through (f), conducted by a person certified to perform risk assessments or lead-based paint inspections. The examination must show that clearance samples meet the standards set forth in 24 C.F.R. § 35.1320(b)(2). Prior to occupancy of the Property, Grantee shall furnish Grantor with a fully executed Certification of Completion of Lead-Based Paint Hazard Abatement.

H. Asbestos Covenant. Asbestos-containing materials ("ACMs") may be present on the Property. The Deed shall include the following provision warning the Grantee of the presence of AGMs.

- a. THE GRANTEE IS WARNED that the Property contains asbestos-containing materials. Unprotected or unregulated exposures to asbestos in product manufacturing, shipyard, and building construction workplaces have been associated with asbestos-related diseases. Both Occupational Safety and Health Administration ("OSHA") and the Environmental Protection Agency ("EPA") regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, which include certain cancers and which can result in disability or death.
- b. No warranties either express or implied are given with regard to the condition of the Property including, without limitation, whether the Property does or does not contain asbestos or is or is not safe for a particular purpose. The failure of any Grantee to inspect, or to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid or offer after its opening or tender.
- c. The Government assumes no liability for damages for personal injury, illness, disability or death, to the Purchaser, or to the Purchaser's successors, assigns, employees, invitees, licensees, or any other person subject to Purchaser's control or direction, or to any person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property which is the subject of this sale, whether the Grantee, its successors or assigns has or have properly warned or failed properly to warn the individual(s) injured.
- d. The Grantee further agrees that in its use and occupancy of the

Property it will comply with all Federal, state, and local laws relating to asbestos.

- I. Crane Swing, Sheeting and Shoring, and Monitoring Easement Agreement.
The property is conveyed subject to a Crane Swing, Sheeting and Shoring, and Monitoring Easement agreement recorded in the land records of the District of Columbia land records as Document #2015013898, recorded February 13, 2015.



December 28, 2016

Mr. Tim Sheckler, Director
U.S. General Services Administration
National Capital Region
Property Disposal Division
301 7th Street, S.W.
Room 7709
Washington, D.C. 20407

Re: 49 L Street SE
Washington, D.C.
DC-496-1

Dear Mr. Sheckler:

This Department approves the District of Columbia, Department of General Services' (applicant) newest application to acquire the above-referenced property by quitclaim deed. The applicant proposes to use the property for homeless assistance purposes, more specifically, for permanent supportive housing, central resource center, and vocational training.

Pursuant to the authority vested by the provisions of the Federal Property and Administrative Services Act of 1949, as amended (FPASA), and delegations of that authority, and Title V of the Stewart B. McKinney-Vento Homeless Assistance Act, as amended, we request assignment of the property to this Department for conveyance to the applicant for public health purposes in accordance with section 203(k) of said FPASA.

It is our understanding that the above property is excess to the needs of the Government; that it was determined to be surplus on May 15, 2015; and that pending a transfer for the above-mentioned use, the holding agency will protect, maintain, and retain custody of and accountability for the property.

It will expedite disposal if your letter of assignment indicates that you interpose no objection to the proposed deed being made at 100 percent public benefit allowance subject to the Department's usual terms and conditions in the conveyance of property for onsite use. In addition, please provide the acquisition cost and the current fair market value, as well as, copies of the excess/surplus documents and correct legal description. Also, information to establish that the mandate of CERCLA section 120(h) has been met regarding this property must be furnished.

Page 2 – Mr. Sheckler

Therefore, please submit one of the following two alternatives in compliance with CERCLA section (h) (1) - (3):

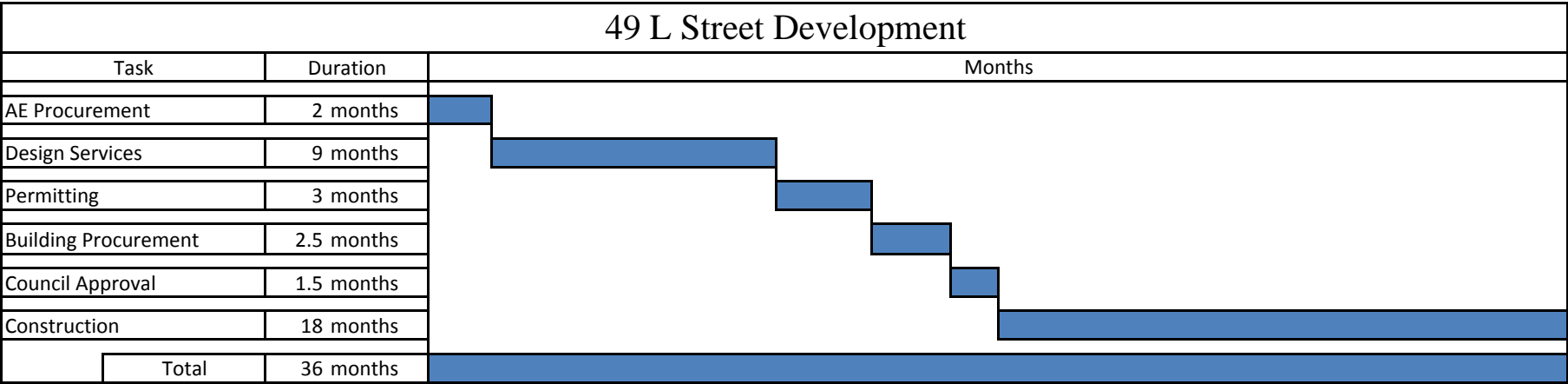
(a) a definitive statement that “no hazardous substance was stored for one year or more, known to have been released, or disposed of on the property;” or (b) a notice of the type of hazardous activity, which includes (1) the type and quantity of such substance, (2) the time at which such storage, release, or disposal took place, and (3) a description of the remedial action taken, if necessary. **NOTE: Failure to provide the property CERCLA certification will result in return of the assignment to the disposal agency.**

Additionally, if the property is found to be uncontaminated (i.e., no hazardous substance and no petroleum products or their derivatives were stored for one year or more, known to have been released, or disposed of on the property), then you must state this fact and include a concurrence from the appropriate State official. Also, if the property is on the National Priority List, then the concurrence must be obtained from the EPA Administrator.

Should you have any questions, feel free to call me on (301) 443-2265.

Sincerely yours,

Theresa M. Ritta, Program Manager
Real Property Management Services
Program Support Center





June 22, 2016

Mr. Tim Sheckler, Director
U.S. General Services Administration
National Capital Region
Property Disposal Division
301 7th Street, S.W.
Room 7709
Washington, D.C. 20407

Re: 49 L Street SE
Washington, D.C.
DC-496-1

Dear Mr. Sheckler:

This Department has received and approved an application from the District of Columbia, Department of General Services (applicant) to acquire the above-referenced property by quitclaim deed. The applicant proposes to use the property for homeless assistance purposes, more specifically, for transitional housing, supportive services and a health clinic.

Pursuant to the authority vested by the provisions of the Federal Property and Administrative Services Act of 1949, as amended (FPASA), and delegations of that authority, and Title V of the Stewart B. McKinney-Vento Homeless Assistance Act, as amended, we request assignment of the property to this Department for conveyance to the applicant for public health purposes in accordance with section 203(k) of said FPASA.

It is our understanding that the above property is excess to the needs of the Government; that it was determined to be surplus on May 15, 2015; and that pending a transfer for the above-mentioned use, the holding agency will protect, maintain, and retain custody of and accountability for the property.

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Page 2 – Mr. Sheckler

Therefore, please submit one of the following two alternatives in compliance with CERCLA section (h) (1) - (3):

(a) a definitive statement that “no hazardous substance was stored for one year or more, known to have been released, or disposed of on the property;” or (b) a notice of the type of hazardous activity, which includes (1) the type and quantity of such substance, (2) the time at which such storage, release, or disposal took place, and (3) a description of the remedial action taken, if necessary. **NOTE: Failure to provide the property CERCLA certification will result in return of the assignment to the disposal agency.**

Additionally, if the property is found to be uncontaminated (i.e., no hazardous substance and no petroleum products or their derivatives were stored for one year or more, known to have been released, or disposed of on the property), then you must state this fact and include a concurrence from the appropriate State official. Also, if the property is on the National Priority List, then the concurrence must be obtained from the EPA Administrator.

Should you have any questions, feel free to call me on (301) 443-2265.

Sincerely yours,

Theresa M. Ritta, Program Manager
Real Property Management Services
Program Support Center

49L Street McKinney-Vento Submission Timeline

- Federal Screening – 4/15 – 5/15 (30 days) no interest;
- Listing in Federal Register – 5/15 – 7/15 (60 days) deemed suitable for homeless services;
- Applicant submission received by HHS on 7/14. Applicant was given a deadline of 10/12/15 to submit a complete application;
- HHS received notice on 10/5 that the Applicant requested an extension of submittal of 30 days until 11/11. Extension was granted until 11/2;
- Applicant submitted requested materials to HHS on 11/2;
- HHS Letter of Clarification was sent to the Applicant on 11/20 with a deadline of 12/4;
- Applicant submitted materials to HHS on 12/4;
- 2nd HHS Letter of Clarification was sent to the Applicant on 12/15 with a deadline of 12/31;
- Applicant submitted requested materials on 12/31;
- HHS Letter of Determination (Conditionally Approved) was sent on 1/13 with the requirement that an Environmental Assessment (“EA”) be submitted in 30 days;
- On 2/1, Applicant requested extension from 2/13 until 2/26, and on 2/3 extension was granted by HHS until 2/26;
- On 2/26 Applicant requested 60 day extension on the EA commencing 3/1 for 60 days. Stated reason was due to not understanding the NEPA requirements. Applicant had contracted for the wrong type of study (Phase I ESA vs NEPA EA). NCR granted extension until 15 June for Applicant to complete EA and for HHS to approve;
- HHS officially approved the EA on 22 June 2016, and requested assignment of the property from GSA;
- On 29 June 2016, based on information received from the Ward 6 councilmember’s office, HHS requested that the applicant affirm their intention to use the property for the use in their approved application. On 11 July, the Applicant requested a ‘few more days’ from HHS to complete their response. No response was received by HHS.
- On 15 July 2016, HHS send a letter to the Applicant advising that unless an affirmation of the Applicant’s application was received by COB on 22 July, the Applicant’s approval would be rescinded.
- No written response was received by HHS on 22 July. Applicant spoke with HHS on 25 July and requested extension. HHS and GSA did not grant extension. Based on call by DC City Administrator to GSA Administrator on 25 July in which DC City Administrator confirmed DC would respond by 29 July, GSA agreed to extend to 12 noon on 29 July. Neither HHS nor GSA received a written reply by DC before the 12 noon deadline on 29 July. Subsequent discussion with DC staff indicated that ‘they didn’t believe Friday was

a hard and fast deadline' and they requested another extension of unspecified length, but believed to be at least 30 days. They also indicated that they (DC) were proposing a change in use for the property which would necessitate a massive revision of their Title V application to HHS.

- Aug 4, 2016 – HHS issues letter to DC advising that the application approval has been rescinded and that HHS's assignment request to GSA has been withdrawn
- Aug 5, 2016 – DC replies to HHS letter of 4 Aug, but still proposes changes to their submitted program – in fact different than what they had conveyed verbally a week earlier.

Government of the District of Columbia
Department of General Services
Addendum #4



49 L Street, SE, Washington, D.C.;
GSA # DC-496-1;
HUD # 54201520003



Question #2

Description of Real Property Requested

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



The District of Columbia Department of General Services (DGS) is pleased to offer its proposal for a transfer of deed for 49 L Street SE from the Federal Government through the Department of Health & Human Services (HHS) Federal Property Assistance Program (FPAP). We propose to replace the existing abandoned warehouse on the site with a new community-focused development, which would include the Virginia Williams Family Resource Center, a low-barrier vocational development training program and permanent supportive housing.

The District of Columbia manages several facilities that serve individuals experiencing homelessness from a variety of different populations, but many are outdated or do not provide the appropriate size and location to offer the additional support services which our Department of Human Services (DHS) and others have identified as necessary for improving their lives.

This site is in a fast-growing area of the District of Columbia that until the last decade was primarily occupied by warehouses and other industrial uses. There are now thousands of new luxury apartment units; dozens of new restaurants and stores; and millions of square feet of office space. Despite this growth, as of now there are no modernized and appropriately fixture low-barrier vocational development training facility that serve the large, and too often marginalized, group of individuals experiencing homelessness through-out the District.

In the following pages you will find a detailed description of the DGS/DHS proposed building and program, including analysis of the costs, environmental issues, outreach to utilities and agencies, and more. We look forward to participating in the FPAP to make significant improvements to our community.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



2. Description of Applicant Organization

- (A) The property being requested is located at 49 L Street SE Washington DC. The current structure is approximately 33,455 square feet and the lot is approximately 0.68 acre (29,551 square feet)
- (B) Property procurement
 - (1) The acquisition of the property will be by deed.
 - (2) The Property is located in Zone D-5; this zoning designation promotes high density development of commercial and mixed uses with for residential uses. The proposed programs that Department of Human Services (DHS) will be implementing at the site are; the new Virginia Williams Family Resource Center, Low-Barrier Vocational Development Center and Permanent Supportive Housing. The Zoning regulation for D-5 permits these uses as a matter of right. See Exhibit 2B2 Zoning analysis.
 - (3) Due to the poor condition of the existing structure DGS determined that it would be more fiscally advantageous to abate and demolish the existing structure for the construction of the new emergency shelter. The design documents will meet all jurisdiction requirements including but not limited to all DC building Codes for demolition and new construction.
 - (4) The new facility will utilize all of the current utilities at the site. As the design of the new facility is further developed the construction documents will identify size and location of the utilities. All utility connectivity will be included as part of the construction of the new facility.
 - (5) Currently there does not appear to be any existing easements or notification of proposed easements located at this property.
- (C) AT this time The Department of General Services is not applying for any related personal property as part of this Application.

Exhibit 2B2
Zoning Analysis

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Zoning Analysis

Address: 49 L Street Se

Ward: 6

ANC: 6D

Council Member: Charles Allen

ANC Chairperson: Roger Moffatt

SSL: 0699 0825

Zone: D-5

Maximum Occupancy: 100%

Maximum FAR: 6.5 for non-residential use or unlimited with residential use as matter of right. Zoning matter of right buildable area is 348,233 gsf.

Maximum Height: 110 ft. on L Street, 100 ft. on Half Street and 60 ft. on Cushing Place
An additional 20' - 0" is allowed for a penthouse.

Rear Set Back: N/A

Side Set Back: N/A

Proposed

- Up to 123,000 gsf or 35% of the zoning allowable buildable area at 100% lot coverage.
- Height up to 84 ft. high, range 4-6 stories.

Question #3

Description of the Proposed Program

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



3. Description of Proposed Program

The District of Columbia's Department of General Services (DGS) intends to act as the implementing agency for the District's Department of Human Services (DHS) and utilize this surplus Federal property to advance key strategies in *Homeward DC*¹, the District's strategic plan to prevent and end homelessness. The District's strategic plan is aligned with the Federal strategic plan to prevent and end homelessness, *Opening Doors*², with the goal of making homelessness in the District rare, brief and nonrecurring in 2020.

The District will use the property at 49 L Street SE, to support three major programs that are key to reaching the 2020 goal: 1) the central resource and referral center for families accessing homeless services; 2) low-barrier vocational development training for individuals experiencing homelessness; and 3) permanent supportive housing for individuals experiencing chronic homelessness. This new structure will require demolition of the existing building and would be completed in 24 – 30 months from the date of transfer.

- (A) The services that the Department of Human Services will provide through acquisition of this surplus Federal property include the following:

Central Family Homelessness Resource and Referral Center

The delivery of homeless services in the District is governed by the Homeless Service Reform Act (HSRA)³. Under the HSRA, the District of Columbia has a legal obligation to provide shelter to any District resident who needs it when the temperature falls below freezing. (During the winter of 2015/2016, the District placed approximately 1,000 families in emergency shelter.) The District is one of only a handful of jurisdictions in the country that has a right to shelter, implementation of which has required a central intake for families. The District has had a central intake for seeking homeless services for many years, and has been evolving our practices and approaches at that intake center to enhance services and offer a more effective and integrated array of services to families, with a focus on permanent housing outcomes. The central intake center in the District of Columbia is the Virginia

¹ http://ich.dc.gov/sites/default/files/dc/sites/ich/page_content/attachments/ICH-StratPlan2.9-Web.pdf

² <http://www.usich.gov/opening-doors>

³ <https://beta.code.dccouncil.us/dc/council/code/titles/4/chapters/7A/>

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Williams Family Resource Center, currently located in Northeast Washington in a leased space.

In the last twelve months, more than 5,300 families have visited the Virginia Williams Family Resource Center at least once to apply for homeless services, and the center regularly serves more than 100 families a day. Because of the complexity of the crisis families are experiencing, intake services can often take several hours to complete. Wait times for services can be even longer, especially during the hypothermia season when demand at Virginia Williams Family Resource Center increases. The current facility limits the program's ability to expand and meet the needs of families.

At the 49 L Street location, DHS will 1) be able to enhance the family intake program to allow expanded colocation of social service-partners to improve connections to mainstream and community-based resources; 2) increase capacity and coordination between the intake process and prevention services, the program with the most effective cost to outcomes in the system; 3) add housing case management, which is currently decentralized and uneven, to increase exit rates from shelter and to housing in the community.

- *Intake for Homeless Services and Connections to Mainstream Resources*

At the Virginia Williams Family Resource Center, families experiencing or at-risk of homelessness meet with trauma-informed case workers who can triage a family's needs and connect them to tailored resources and supports. Families coming to Virginia Williams are frequently in crisis and there is a need to be able to provide immediate access to a range of services. It is the job of Virginia Williams' intake case managers to assess the needs of the families and connect them to services (both in and outside of the homelessness system) with attention to the needs of each member of the family. Currently, the family resource center has a capacity to station 15-20 such staff. DHS expects that in the larger footprint of 49 L Street, the program can scale up full-time intake staff by at least 25 percent facilitating better, quicker service delivery.

As DHS has evolved the program at Virginia Williams, we have seen strong benefits of collocating staff from arrange of mainstream service providers (or providers of services outside of the homeless system). However, the resource center now only has capacity to integrate eight part-time mainstream and community-based service provider staff. Staff

¹ http://ich.dc.gov/sites/default/files/dc/sites/ich/page_content/attachments/ICH-StratPlan2.9-Web.pdf

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



from the Child and Family Services Administration, Child Support Services, the Office of the State Superintendent of Education, and the District Alliance for Safe Housing; rotate the location of services at Virginia Williams on a part-time basis. Behavioral Healthcare, TANF and Economic Service Administration staff persons are onsite every day. With a larger footprint at 49 L Street, DHS would expand integration with mainstream and community-based resources that are critical to achieving long-term stability.

- *Homeless Prevention*

After intake, families experiencing or at-risk of homelessness are connected to prevention services or placed in emergency shelter. For families who are referred to prevention services, DHS staff and community-based providers work with families to keep their current, safe living situation intact and avoid homelessness. Since the program's launch in September of 2015, more than 1,800 families have been referred to prevention services, where 90 percent have so far successfully avoided homelessness. DHS has found that prevention services work best if service engagement can begin immediately after intake, and when prevention providers and intake workers can work together to help families solve issues. Currently, prevention services are offered mainly offsite, at community-based locations; however, with this new facility at 49 L Street – just like with mainstream resources – prevention services and the coordination of those services, can be more centralized. At present, Virginia Williams can accommodate only limited prevention staff; at 49 L Street, DHS can locate more prevention coordinators onsite and have stronger connections between intake workers who understand the family's situations and prevention workers who can help solve issues and keep families in their homes.

- *Access to Emergency Shelter and Permanent Housing Assistance*

For families who need emergency shelter, intake staff facilitate placements directly into emergency shelter programs from Virginia Williams. While the purpose of emergency shelter is to provide a safe and immediate place for a family experiencing homelessness to be, it is not the solution to homelessness.

Access to permanent housing (e.g. permanent supportive housing, rapid rehousing, and mainstream affordable housing) is the key to ensuring homelessness is rare, brief and

¹ http://ich.dc.gov/sites/default/files/dc/sites/ich/page_content/attachments/ICH-StratPlan2.9-Web.pdf

² <http://www.usich.gov/opening-doors>

³ <https://beta.code.dccouncil.us/dc/council/code/titles/4/chapters/7A/>

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



nonrecurring. Housing assessments and housing case management services are the entrée to permanent housing. Today, services that support families to exit homelessness are decentralized and performance is uneven, with several contracted service providers and DHS each taking caseloads. DHS is incrementally increasing direct responsibility for supporting families to access permanent housing – strengthening case management around housing plans to improve housing navigation and lease-up processes. In a new space at 49 L Street, access to permanent housing will become fully centralized and coordinated out of Virginia Williams. Like with prevention and mainstream services, the system achieves better outcomes when families can access permanent housing services at the front door of the homeless system – leading to shorter stays in shelter and less exposure to the trauma of homelessness. In 2015, the District supported 1065 families to exit homelessness – more than any previous year. Yet, DHS projects that the District will need to increase exit rate from homelessness by roughly 30 % to achieve its goals. Having a facility designed specifically to foster and coordinate immediate connections to permanent housing resources, along with other innovations, will help DHS achieve the efficiency it needs to serve families.

Low-barrier Vocational Development Training for Individuals Experiencing Homelessness

Developing this new space will also allow expansion of low-barrier job training program that has been demonstrated to successfully support individuals experiencing homelessness, who have multiple barriers to employment, to engage in skill development and work experience opportunities. This program expansion would advance the District’s strategies in our Workforce Investment and Opportunity Act (WIOA) state plan to integrate services and promote access to skill development for people who have historically been underserved in the workforce system, in this case due to their homelessness.

The program would model or expand existing, proven low-barrier vocational development programs and would train and prepare people experiencing homelessness for careers in the food service and culinary industry. Existing models, that the District would seek to expand, provide students with a rigorous, professional training curriculum that covers every aspect of trade in a professional kitchen. Graduates receive industry standard certification and accreditation, internship placements at local hotels and restaurants, continuing graduate education opportunities and intensive job-search assistance to achieve full-time employment.

¹ http://ich.dc.gov/sites/default/files/dc/sites/ich/page_content/attachments/ICH-StratPlan2.9-Web.pdf

² <http://www.usich.gov/opening-doors>

³ <https://beta.code.dccouncil.us/dc/council/code/titles/4/chapters/7A/>

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Students also learn job-readiness skills including computer literacy, business writing, interview skills and self-empowerment tools.

One existing, proven model in the District has prepared and supported more than 1,000 individuals for careers in The District's booming culinary, food service, and hospitality industry – with a 90% job placement rate upon graduation and an 86% job retention rate after six months of employment. The program provides eight, 14-week culinary job training classes every year.

The space at 49 L Street would allow the District to support the expansion of career training and placement programs for unaccompanied adults, and coupled with rising minimum wage to \$20 an hour in 2020, expanding and supporting this program would put more individuals with high barriers to employment because of homelessness on a path to earning a living wage in jobs with career ladders. The program could serve 75 -100 individuals per day and operate five days per week or approximately 220 days per year, providing professional training, certification and job placement services to as many as 800 students a year.

The District would work with the partner selected to provide this program to achieve a goal of including a social enterprise on-site, that would offer consumer retail to the thriving neighborhood around 49 L Street SE.

Permanent Supportive Housing for Individuals Experiencing Chronic Homelessness

Finally, permanent supportive housing (PSH) is an evidence-based practice and the most effective intervention for people experiencing chronic homelessness. The District has a significant unmet need for PSH, especially among seniors with very long histories of homelessness. 49 L Street would allow the District to create 50 -100 new units of PSH for individuals, significantly increasing the city's inventory of critically needed PSH units.

PSH is an evidence-based housing intervention that combines non-time-limited affordable housing assistance with wrap-around supportive services for people experiencing homelessness, as well as other people with disabilities. Research has proven that supportive housing is a cost-effective solution to homelessness, particularly for people experiencing chronic homelessness.

¹ http://ich.dc.gov/sites/default/files/dc/sites/ich/page_content/attachments/ICH-StratPlan2.9-Web.pdf

² <http://www.usich.gov/opening-doors>

³ <https://beta.code.dccouncil.us/dc/council/code/titles/4/chapters/7A/>

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The District has set a goal, aligned with the Federal goal, to end chronic homelessness. As a result of increased investments in PSH, implementing a Housing First approach to homeless services, and the creation of a coordinated entry system for individuals experiencing chronic homelessness to receive PSH, chronic homelessness in the District has been reduced significantly over the last few years, including 7% reduction between 2015 and 2016. However, more PSH units are needed to meet the housing and service needs of people experiencing chronic homelessness. According to the 2015 Point-In-Time count, there were 1,501 people experiencing chronic homelessness in the District on a single night in 2016.

Permanent Supportive Housing is funded through several local Federal sources, including HUD and US Department of Veterans affairs programs and local PSH programs. Through a consolidated RFP process with the Department of Housing and Community Development, a pipeline of affordable housing development is generated in the District, with PSH projects receiving preferences in the proposal process. Services for PSH are funded through DHS as well as the Department of Behavioral Health. Also, through advancements with the Affordable Care Act, the District and other states are developing innovative strategies to incorporate Medicaid benefits into the structures of services and supports that help keep formerly homeless people healthy and stably housed. Through a SIM planning grant, the District is advancing a health homes model that integrates social, behavioral and primary and tertiary care capacity in the Medicaid program that will be leveraged for some of the services available in the permanent supportive housing program.

The District has a proven track record of developing highly-successful site-based PSH programs in award-winning designed spaces. Programs like La Casa, a 40-unit PSH program for individuals who formerly experienced chronic homelessness provides life-saving housing and supportive services to some of the District's once most vulnerable residents. Located in the bustling Columbia Heights neighborhood of Washington, La Casa won the American Institute of Architects the 2015 Housing Award.

- (1) The population to be served:
 - Family Resource Center (FRC): All families experiencing homelessness or in threat of homelessness in the District of Columbia.
 - Low-barrier Vocational Development Training (LBVDT): Any resident of the District of Columbia experiencing homelessness.
 - Permanent Supportive Housing (PSH): Resident of the District of Columbia

¹ http://ich.dc.gov/sites/default/files/dc/sites/ich/page_content/attachments/ICH-StratPlan2.9-Web.pdf

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experiencing chronic homelessness, particularly seniors.

- (2) Estimated number of clients to be served in a given year:
 - FRC: 5300+ families are served per year and as many as 100 families are assisted in various capacities in a day.
 - LBVDT: Program to serve 75 -100 people per day 220 days per year in various capacities resulting in 16,500 – 22,000 students accessing the program per year, with as many as 800 students per year receiving training, certification and job placement per year.
 - PSF: 50 -100 chronic homeless individuals that are residents of the District of Columbia.
- (3) Described above in the written statement.
- (4) Permanent supportive housing, which is long-term affordable community-based housing as described in the written statement above.
- (5) Rental Agreements are not applicable for this proposed use.
- (6) How the program will link the housing with service:
 - FRC: All the families seeking shelter come through Virginia Williams and the case-workers operating in a triage format will have an opportunity to address their programmatic needs as well as housing needs.
 - LBVDT: Training and employment development helps an individual to access a path to long-term stable housing.
 - PSH: By design the facility incorporates housing and other program. See written statement above.
- (B) There are currently no other facilities in the immediate community that offer the same type of services that we propose to offer. In fact there is currently no other facility in the District that offer the same type and combination of services for the population of homeless individuals in the District of Columbia.
- (C) Acquisition of this property will meet the proposed program's specific needs because there is sufficient space, the current zoning and location to adequate transportation options makes

¹ http://ich.dc.gov/sites/default/files/dc/sites/ich/page_content/attachments/ICH-StratPlan2.9-Web.pdf

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this a prime site for the proposed program.

- (1) The planned improvements to the property include demolishing the existing building and constructing a new building that would accommodate all of the program services to be provided at this site. The new building would be designed to give a sense of respect and dignity to the homeless individuals served here and de-stigmatizes homelessness.
 - (2) The time required for completion of the improvements starting from transfer of the deed include 10 months for design and acquiring the building permit and 18 months for construction. This 28 months' time frame is within the 36 months allowed and certainly accomplishable.
 - (3) Please see attached concept design that reflect the rough floor plans, location of proposed services within the building and estimated square footages of the proposed components. See Exhibit 4A.
- (D) The Department of Human Services is the District of Columbia's agency that is endorsed to provide the proposed program.
- (E) The District of Columbia Department of Human Services operates a full Continuum of Care for Homeless Services. The District through DHS has one of the longest standing CoC's in the nation and has been at the forefront in implementation of Emergency Shelter, Permanent Supportive Housing and Housing First.
- (1) The Department of Human Services is one of the District's largest agencies with a staff of 973 persons. Proposed staff for the site:
FRC: 75
LBVDT: 5 (Outside program may provide additional training services)
PSH: Range of 5 to 10
 - (2) The range of services currently provided includes all services as it relates to low- income persons including homeless individuals. See written Program above
 - (3) The level of staffing and qualifications of such staff will be determined as the full

¹ http://ich.dc.gov/sites/default/files/dc/sites/ich/page_content/attachments/ICH-StratPlan2.9-Web.pdf

² <http://www.usich.gov/opening-doors>

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scaled-up program plan is developed.

- (4) The Department of Human Services contracts with non-profit organizations that specialize in homeless services for the operation of many of the direct services for training program and housing management, and anticipate doing the same in this proposed program. All of the family resource center operation will be DHS employees staffing the space.
- (5) See written statement above.
- (F) Need does not stem from an emergency resulting from a disaster – this is not applicable to the need for the proposed program.
- (G) Need is connected to the implementation of *Homeward DC*¹.
- (H) The real estate that is currently owned or leased by Department of General Services on behalf of the Department of Human Services for the use as Single Men Shelters and Program are as follows:

Virginia Williams Family Resource Center at 920 RIA.	Leased	This space is not suitable for the program because there simply is not enough space to expand and include all the services. The site does not allow for this size addition and the lease expires in 2020.
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¹ http://ich.dc.gov/sites/default/files/dc/sites/ich/page_content/attachments/ICH-StratPlan2.9-Web.pdf

² <http://www.usich.gov/opening-doors>

³ <https://beta.code.dccouncil.us/dc/council/code/titles/4/chapters/7A/>

Question #4

Building Plans & Renderings, Cost Estimate,
Budget & Zoning Research

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4. Renovation/Building Plans, Cost Estimates, and Ability to Finance

- (A) 49 L Street SE, Washington DC, presents a unique opportunity to provide services south of the freeway. We are proposing to construct a new program that provides coordinated access to homeless services for families, job training and permanent supportive housing. As previously stated the 49 L Street is located in Ward 6 Zoned as D-5, per the zoning regulations we believe the proposed use is a matter of right.
- (B) The existing building is in poor condition and hazardous materials have been identified that must be abated before any inhabitation. The Hazardous materials and the poor condition of the facility and all the systems, have led to the decision to demolish the existing structure and build anew.
- (C) As previously discussed the 49 L Street site will serve as the central resource center for families experiencing or at-risk of homelessness and will connect them with tailored services and supports designed to prevent homelessness whenever possible and when it cannot be prevented provide immediate emergency shelter services and supports to help the family quickly exit homelessness and achieve permanent housing in the community. In addition, the District will provide low-barrier vocational development training for individuals experiencing homelessness; and permanent supportive housing to meet the needs of individuals experiencing chronic homelessness The programs provided are aligned with the Federal Strategic Plan to Prevent and End Homelessness. When a new facility or project is within the DGS portfolio the process to budget for operating costs follow our normal process. July-September- the agency gathers and presents a forecast of Fixed and Essential Costs. It is during this time all of the costs associated with operating a location are determined. These costs are categorized for each cost driver. November –December -Finalized F&E Forecast budget is presented. Numbers are finalized and presented to the City Administrator. Once Council approves the presented budget, & Congress approves, the funds to operate the location are allocated to the DGS budget.
 - (1) N/A
 - (2) N/A
 - (3) N/A

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-
- (4) N/A
- (5) N/A
- (6) N/A
- (D) See response to D7 above.

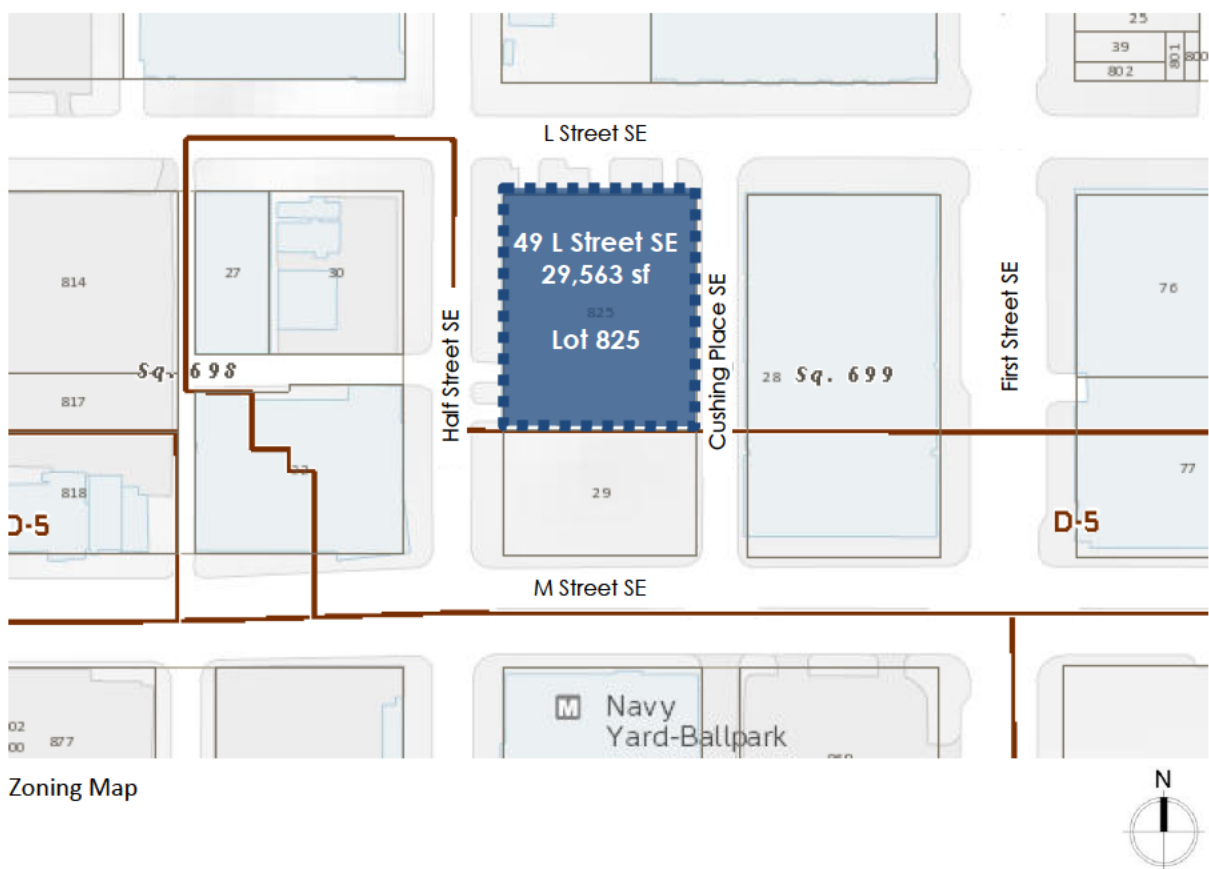
Exhibit 4A

Zoning Summary and Program
Floor Plans and Renderings

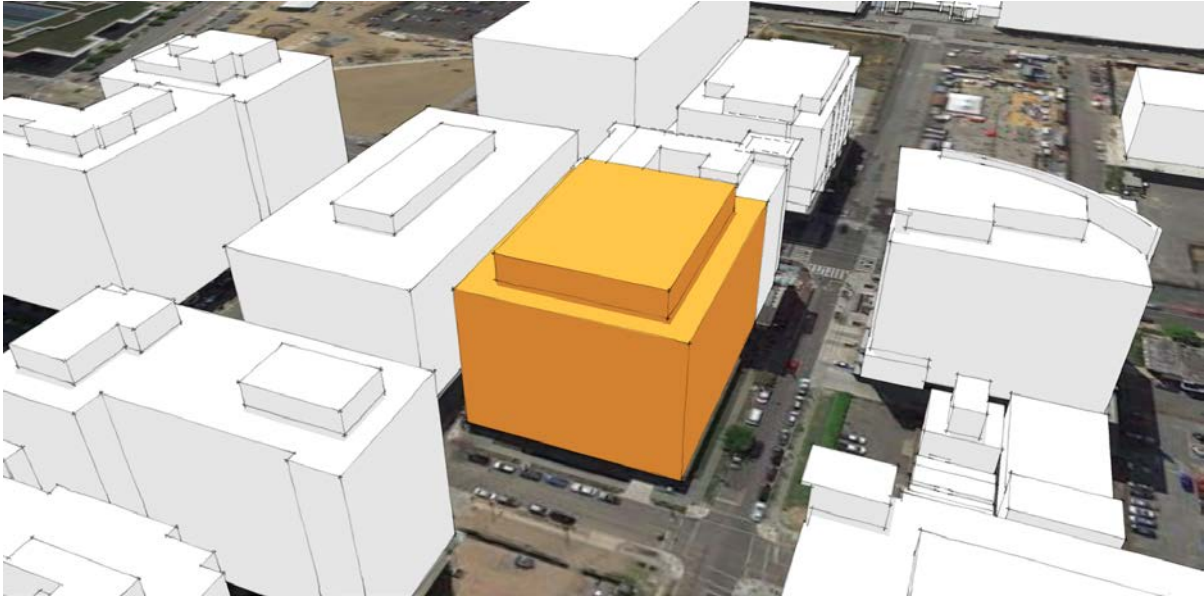
Zoning Summary and Program

Zoning Summary

The existing lot (0699-0825) is a tax lot and is not a recorded lot. Prior to commencement of development, the District will be required to have the lot recorded. Lot 825 is defined by L Street SE to the north with the east and west boundary lines fronting Cushing Place SE and Half Street SE, respectively. The south property line is shared with the recently constructed 11-story with penthouse Homewood Suites. The property is approximately 190 ft long by 155.5 ft wide, having a total lot area of 29,563 sf. An existing two-story warehouse is present on the site that is constructed of brick and CMU masonry. The lot is located approximately 500 feet to the north of the Navy Yard Metro station's west entry. Below is an itemized summary of the zoning requirements. Please refer to the appendix for applicable zoning regulation.



Zoning Map



Maximum Zoning Envelope - Birds eye view of lot looking southeast from Half Street SE and L Street SE

Use Regulations

- The D-5 zoning designation promotes high density development of commercial and mixed uses with for residential uses, including single-family dwellings, flats, and apartments buildings.

Density and Lot Coverage

- FAR ratio is 6.5 for non-residential use or unlimited with residential use as a matter of right.
- Lot coverage is not limited (100% of lot) as matter of right.
- Zoning matter of right buildable area is 348,233 gsf.
- There are no setbacks associated with this zone.
- Proposed: 123,000 gsf or 35% of the zoning allowable buildable area at 100% lot coverage.

Height and Story

- Matter of right height is based on street frontage, which varies by street at this property
 - L St SE: 110 ft (BELL has selected L Street SE as the front)
 - Half St SE: 100 ft
 - Cushing Pl SE: 60 ft
- An additional 20'-0" is allowed for a penthouse.
- No limit on the number of stories for the building, except at the penthouse.
- Proposed: 84 ft high, 6-story structure.

Parking Requirements

- Vehicle parking is not required on site, but if it is provided, it must follow the physical regulations set forth in Subtitle C § 710-717.
- Minimum of 49 bicycle parking spaces would be required.
- Proposed: 25 vehicle (3 accessible) and 50 bicycle parking spaces.

Sustainability Requirements

- The Green Area Ratio (GAR) is .2, which requires a net equivalent of 5,912.6 sf of landscaping elements be provided at the site.
- Proposed: Planned green roofs (10,000 sf) and solar panels (5,000 sf) is a net equivalent of 8,500 sf.

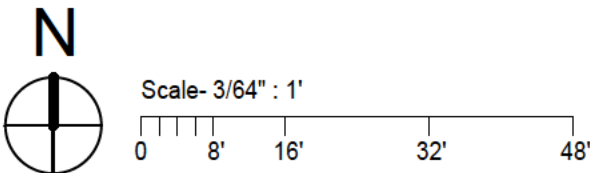
Id	Division / Space	Space type	Quantity	Area/Unit (sf / space)	No of Occupants	Net Area/Occ (sf / Occ)	Total Area (sf)	Floor	Comments
1	VIRGINIA WILLIAMS FAMILY RESOURCE CENTER (VWRC)								
	Program Spaces								
	Prescreening Spaces								
1.1	Vestibule	Public	2	50			100	1	
1.2	Queing Area	Public	1		50	15	750	1	
1.3	Registration/ Front Desk	Public	1		4	50	200	1	
1.4	Kiosk/ Self Service Area	Public	5			25	125	1	
1.5	Security Desk	Public	1		6	25	150	1 2	
1.6	Child Play Area	Public	1	400			400	1	
1.7	Prescreening Waiting Area	Public	1		75	15	1 125	1	Seating for 60 families
1.8	Public Restroom	Public	2	150			300	1	
	Post screening Spaces								
1.9	Post screening Waiting Area	Public	1		25	15	375	1	Transportation pick up
	Intake Spaces								
1.10	Eligibility Caseworkers Booth	Staff	18	80			1 440	1	As per Type C DRES Guidelines (DRES)
1.11	Eligibility Supervisors Cubicle	Staff	3	64			192	1	Type B DRES
1.12	Hotel Caseworkers Booth	Staff	6	80			480	1	Type C DRES
1.13	Hotel Supervisors Cubicle	Staff	2	64			128	1	Type B DRES
1.14	Privacy Room	Staff	4	120			480	1	
1.15	Manager's Office	Staff	1	120			120	1	Type D DRES
	Support Staff Spaces								
1.16	Navigator Caseworker's Cubicle	Staff	4	64			256	2	Type B DRES
1.17	Navigator Supervisor's Cubicle	Staff	1	64			64	2	Type B DRES
1.18	Admin Support	Staff	8	48			384	2	Type A DRES
1.19	Data Analyst	Staff	4	48			192	2	Type A DRES
1.20	DASH	Staff	1	64			64	2	Type B DRES
1.21	CFSA	Staff	1	64			64	2	Type B DRES
1.22	OSSE	Staff	1	64			64	2	Type B DRES
1.23	Rapid Rehouse Cubicle	Staff	7	64			448	2	Type B DRES
1.24	Manager's Office	Staff	3	120			360	2	Type D DRES
1.25	Hotline Supervisor's Cubicle	Staff	1	80			80	2	Type C DRES
1.26	Hotel Monitor Cubicle	Staff	1	80			80	2	Type C DRES
1.27	Conference Room	Shared	1		50	25	1 250	2	Clients require access. Movable partition.
	Staff Shared Spaces								
1.28	Kitchenette/ Pantry	Staff	1	350			350	2	
1.29	Staff Restroom	Staff	4	150			600	2	
1.30	Lockers/ Change Room	Staff	2		6	15	180	2	Open locker room with changing area
	Support Shared Spaces								
1.31	Mail Room	Support	1	40			40	1	
1.32	File Storage	Staff	2	200			400	1 2	
1.33	Copier	Staff	2	120			240	1 2	
1.34	Janitor	Support	2	120			240	1 2	
1.35	Storage	Support	2	150			1 000	1 2	
NET AREA							12,721		

Addendum #4

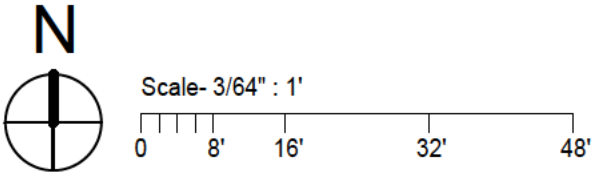
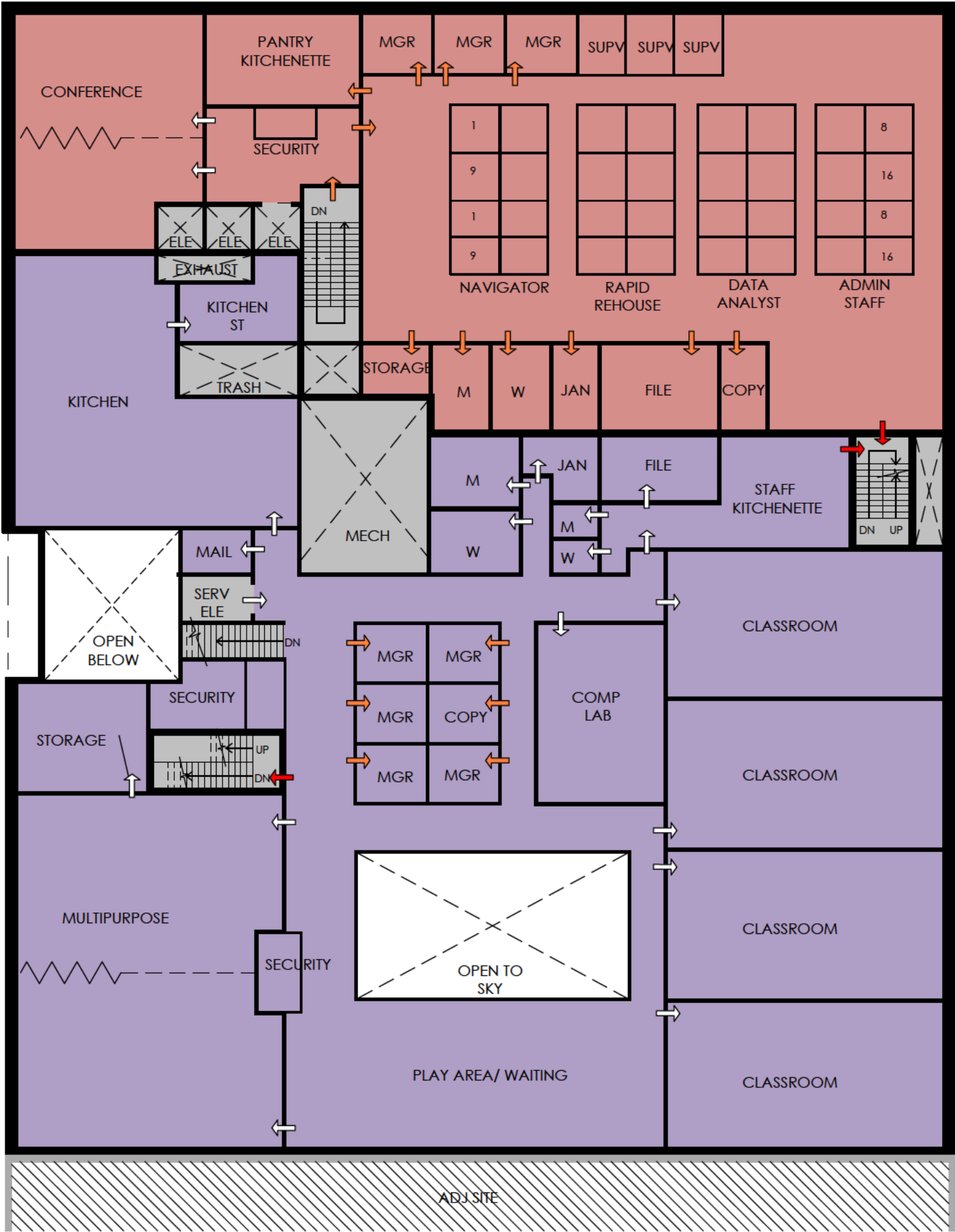
Id	Division / Space	Space type	Quantity	Area/Unit (sf / space)	No of Occupants	Net Area/Occ (sf / Occ)	Total Area (sf)	Floor	Comments	
	Support Spaces									
1.36	Circulation	Support	60%	12 721			7 633	1 2		
1.37	Utility/ Mechanical	Support	10%	12 721			1 272	1 2		
1.38	Elev ator	Support	2	100			200	1 2	1 Elev ator shaft for two floors	
1.39	Trash/ Recycling	Support	1	300			300	1	Shared w/ VDC & HPS	
	VWRC GROSS AREA						22,126			
	Vehicles									
1.40	Van Pick Up Area	Support	1	360			360		12' x 18' + 8' x 18' Aisle	
1.41	Parking	Support	15	300			4 500			
1.42	Loading Dock	Support					0		Shared w/ VDC & HPS	
1.43	Vehicular Circulation	Support					2 340		15' W x 156' L (shared w/ VDC & PSH)	
	TOTAL						7,200			
2	LOW BARRIER VOCATIONAL DEVELOPMENT CENTER (VDC)									
	Program Spaces									
	Check In Spaces									
2.1	Vestibule	Public	1	50			50	1	Open lockers	
2.2	Registration/ Front Desk	Public	1		2	25	50	1		
2.3	Security Desk/ Room	Public	1		4	25	100	1		
2.4	Child Play Area/ Waiting	Public	1	1 200			1 200	1		
2.5	Lobby/ Pick up/ Drop Off	Public	1		25	15	375	1		
2.6	Locker Room	Public	75			3	225	1		
2.7	Staff Restroom	Staff	2	100			200	2		
	Dining Spaces									
2.7	Dining/ Café/Prep Area	Public	1	1 250	25	50	1 250	1	Mov able partition	
2.8	Public Restrooms	Public	2	100			200	1		
	Training Spaces									
2.9	Vocational Classrooms	Public	4	1 250	25	50	5 000	2		
2.10	Demonstration Kitchen	Public	1		25	65	1 625	2		
2.11	Computer lab	Public	1		12	50	600	2		
2.12	Multipurpose room	Public	1		50	50	2 500	2		
2.13	Public Restrooms	Public	2	150			300	2		
	Staff Spaces									
2.14	Staff Cubicles	Staff	5	120			600	2	Type D DRES	
2.15	File Storage	Staff	2	200			400	2		
2.16	Copier	Staff	1	120			120	2		
2.17	Kitchenette/ Pantry	Staff	1	350			350	2		
2.18	Staff Restroom	Staff	2	100			200	2		
2.19	Janitor	Support	1	120			120	2		
2.20	Mail Stop	Support	1	40			40	1		
	NET AREA						15,505			

Addendum #7									
Id	Division / Space	Space type	Quantity	Area/Unit (sf / space)	No of Occupants	Net Area/Occ (sf / Occ)	Total Area (sf)	Floor	Comments
	Support Spaces								
2.21	Circulation	Support	60%	15 505			9 303	1 2	
2.22	Utility/ Mechanical	Support	10%	15 505			1 551	1 2	
2.23	Service Elev ator	Support	1	100			100	1 2	1 elev ator shaft for two floors
2.24	Serv ice / Deliv ery Space	Support	1	200			200	1	As per zoning (min)
2.25	Refrigerated Trash Storage	Support	0				0		
2.26	Trash/ Recycling	Support					0		Shared w/ VDC & HPS
VDC GROSS AREA							26,659		
	Vehicles								
2.27	Van Pick Up Area	Support	1	360			360		12' x 18' parking + 8' x 18' access aisle
2.28	Parking	Support	5	300			1 500		
2.29	Loading Berth	Support	1	360			361	1	30' x 12' x 14' (As per zoning min)
2.30	Loading Platform	Support	1	100			100	1	
2.31	Vehicular Circulation	Support					2 340		15' W x 156' L (shared w/ VWRC & PSH)
TOTAL							4,661		
3	PERMANENT SUPPORTIVE HOUSING (PSH)								
	Program Spaces								
	Common Entrance Spaces								
3.1	Vestibule	Support	1	50			50	1	
3.2	Lobby	Support	1	250			250	1	
3.3	Mail Room	Support	1	100			100	1	
	Staff Spaces								
3.4	Office / Staff Room	Staff	1	200			200	1	
3.5	Quarantine Room	Staff	1	100			100	1	
3.6	Maintenance/ Staff room	Staff	4	150			600	3 4 5 6	One on each floor
	Housing Units								
3.7	1 BR	Private	18	500			9 000	3 4 5 6	10% Units ADA Accessible (5% required by HUD)
3.8	Efficiency	Private	82	350			28 700	3 4 5 6	10% Units ADA Accessible (5% required by HUD)
	Common Shared Spaces								
3.9	Recreation Room	Shared	1	2 000			2 000	3	
3.10	Laundry Room	Shared	4	250			1 000	3 4 5 6	One on each floor
3.11	Quiet Rooms	Shared	4	120			480	3 4 5 6	One on each floor
NET AREA							42,480		
	Support Spaces								
3.12	Circulation	Support	25%	42 480			10 620	1 3 4 5 6	
3.13	Utilities/ Mechanical	Support	15%	42 480			6 372	1 3 4 5 6	
3.14	Elev ator	Support	12	100			1 200	1 2 3 4 5 6	2 Elev ator shafts for seven floors
3.15	Trash/ Recycling	Support					0		Shared w/ VWRC & VDC
PSH GROSS AREA							60,672		
	Vehicles								
3.16	Parking	Support	5	300			1 500		
3.17	Loading Dock	Support					0		Shared w/ VWRC & VDC
3.18	Vehicular Circulation	Support					0		Shared w/ VWRC & VDC
TOTAL							1,500		

Floor Plans and Renderings

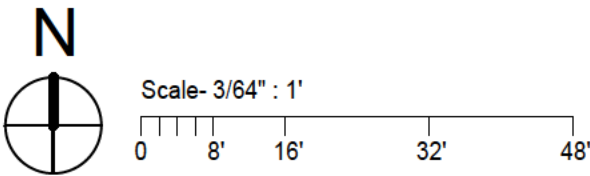
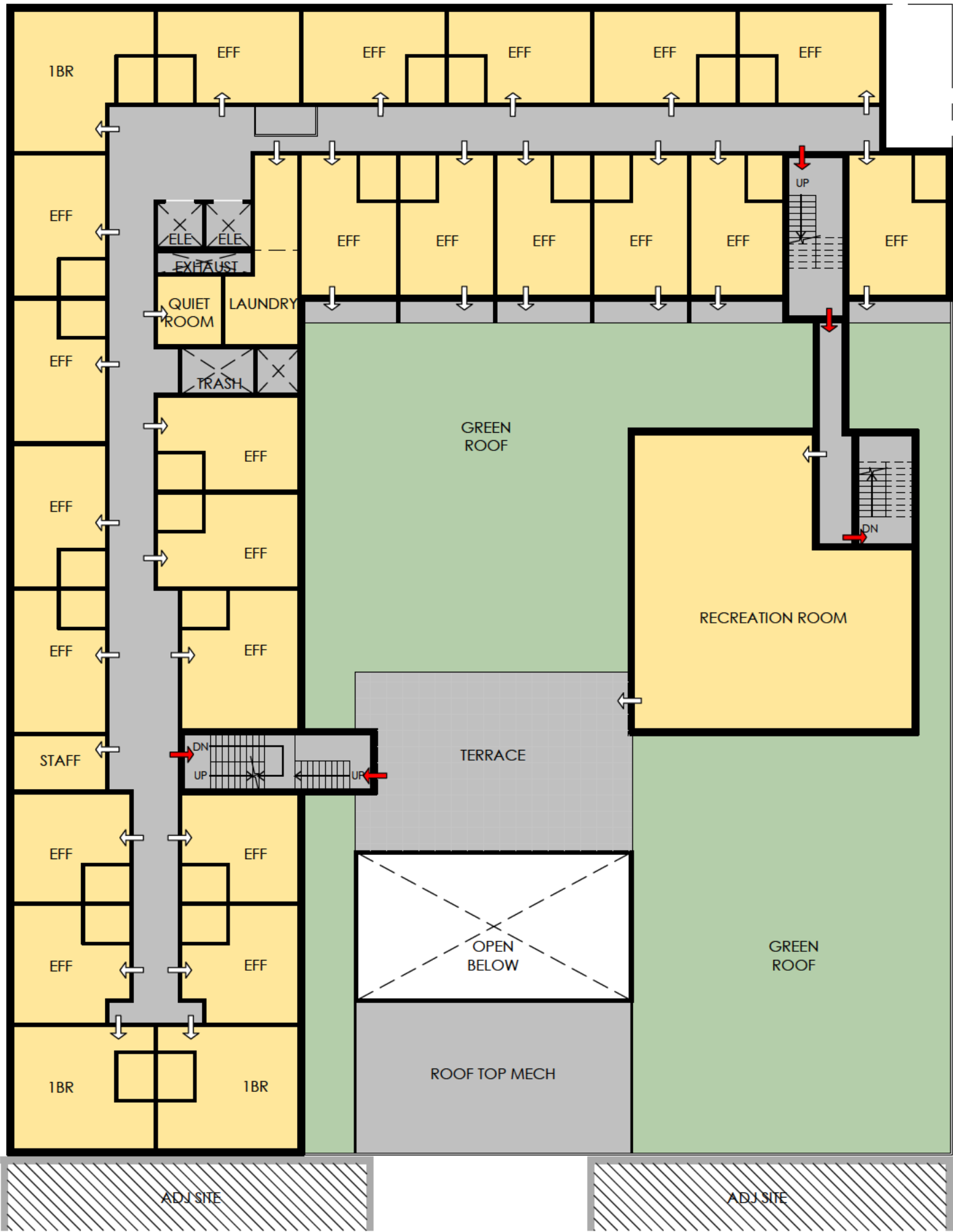


- VIRGINIA WILLIAMS FAMILY RESOURCE CENTER
- LOW BARRIER VOCATIONAL DEVELOPMENT CENTER
- PERMANENT SUPPORTIVE HOUSING
- CIRCULATION/ BUILDING SERVICES



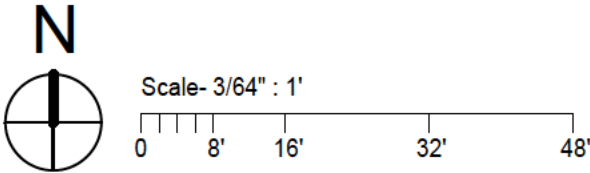
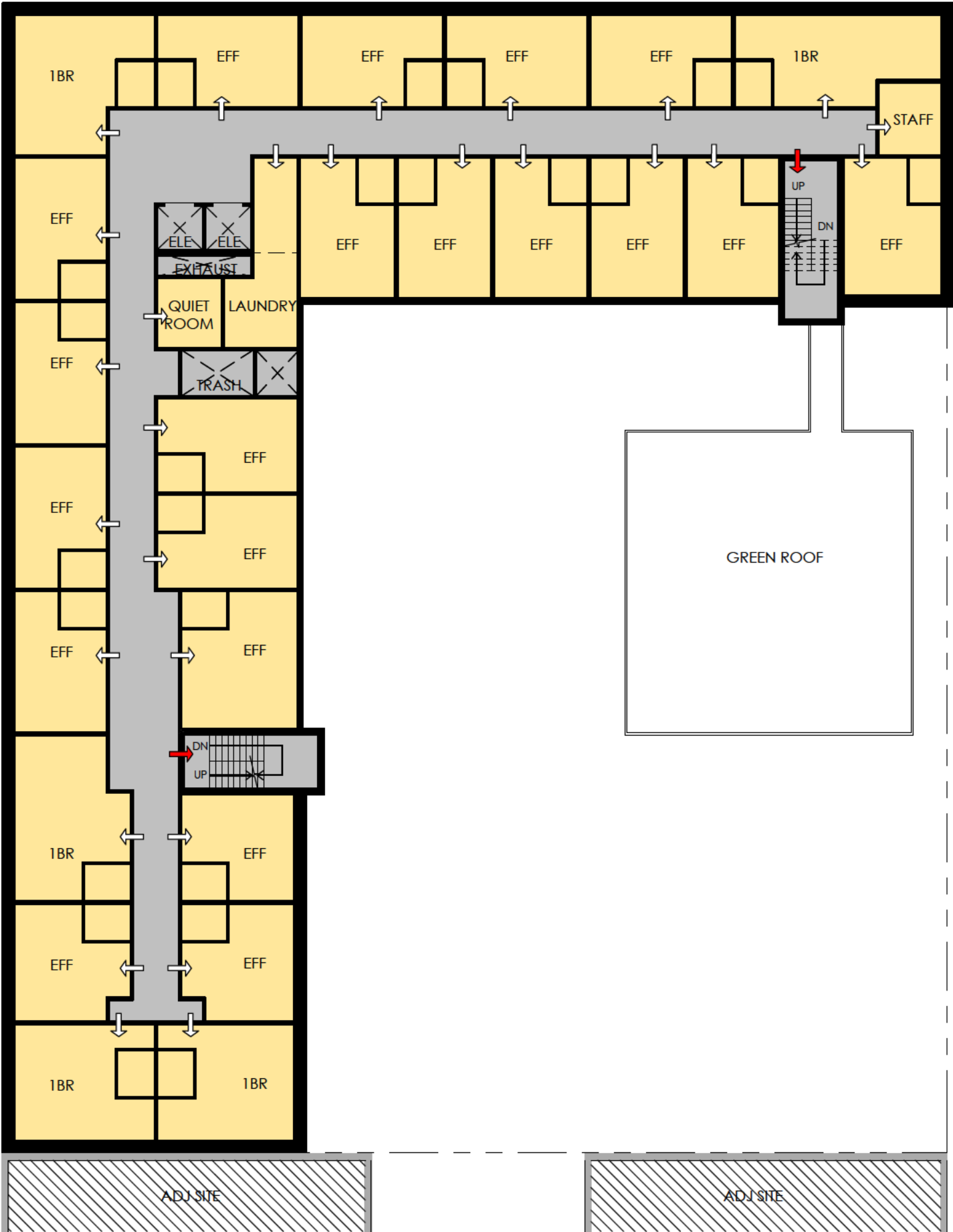
PERMANENT SUPPORTIVE HOUSING

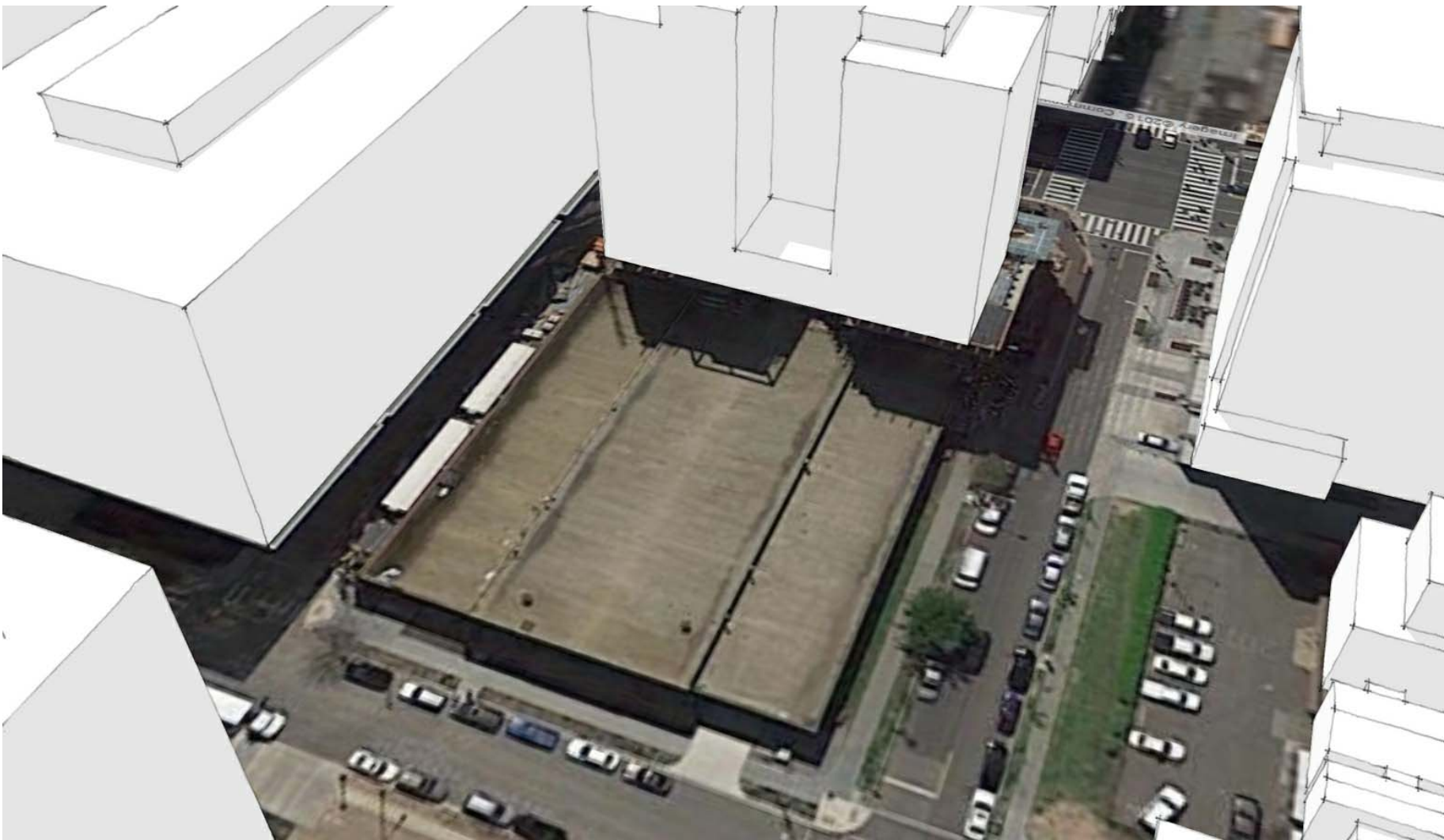
CIRCULATION/ BUILDING SERVICES



PERMANENT SUPPORTIVE HOUSING

CIRCULATION/ BUILDING SERVICES





BIRD’S EYE VIEW LOOKING SOUTHEAST FROM HALF STREET AND L STREET SE - EXISTING CONDITIONS



BIRD’S EYE VIEW LOOKING SOUTHEAST FROM HALF STREET AND L STREET SE - CONCEPT DESIGN



STREET VIEW LOOKING SOUTHEAST FROM HALF STREET AND L STREET SE - EXISTING CONDITIONS



STREET VIEW LOOKING SOUTHEAST FROM HALF STREET AND L STREET SE - CONCEPT DESIGN



BIRD'S EYE VIEW LOOKING NORTHWEST FROM CUSHING PLACE AND M STREET SE - CONCEPT DESIGN



STREET VIEW LOOKING SOUTHWEST FROM CUSHING PLACE AND L STREET SE - CONCEPT DESIGN

Zoning Research

Z O N I N G R E S E A R C H

Project Name:

DHS | 49 L street SE Concept Report

Project Address:

49 L St SE, Washington, DC 20003

Assessor's Parcel Number (APN):

Square: 0699 Lot: 0825 (Tax Lot)

Property Coordinates

38.877, -77.007

Property Size:

Land Area: 29,563 sf

Approx Boundary Dims: 189.83 ft x 155.67 ft

Local Authority Having Jurisdictions:

DCRA, DOEE, DDOT, Office of Planning, CFA & NCPC

Political geography and representatives:

Ward: 6 Representative: Charles Allen

ANC: 6D Chairperson: Andy Litski

SMD: 6D02 Commissioner: Stacy Cloyd

email: callen@dccouncil.us

email: 6D@anc.dc.gov

email: 6D02@anc.dc.gov

Municipal Code Regulations:

2013 District of Columbia Building Code

2013 District of Columbia Property Maintenance Code

2013 District of Columbia Green Construction Code

2013 District of Columbia Energy Conservation Code

2013 District of Columbia Fire Code

2013 District of Columbia Mechanical Code

2013 District of Columbia Plumbing

Title 12 DCMR, DC Construction Codes Supplement (2013)

Title 10-A Comprehensive Plan (10-A19 Lower Anacostia Waterfront/Near Southwest Area Element)

Notices of Emergency and Proposed Rulemaking: Appendix N, Title 12-A DCMR (2013) (16 July-8 November, 2016)

Local Fire Department Requirements:

2013 District of Columbia Fire Code

Historic or Local Design Review Committees:

N/A (No historic overlay)

CFA & NCPC reviews are anticipated due to being a DC Government project

Zoning Designation:

Downtown Zone D-5 (Formerly: C-3-C Major Business and Employment Center District – High Bulk)

Covenants or Easements on Property:

Overlay District: Capitol Gateway (CG) Overlay District

Pending Zoning District:	N/A
Pending Overlay District:	N/A
Transfer of Development Rights:	South Capitol
District Revitalization Area:	Near Southeast, Anacostia Waterfront Initiative Framework
PUDs:	N/A
Pending PUDs:	N/A
Williamson Act (CA projects):	N/A

Incentive Eligibility:

Business Improvement District:	Capitol Riverfront BID
Central Employment Area (Federal):	Yes
DC Workforce Investment Council:	Yes
Tax Increment Financing Zone:	Yes
Great Streets:	N/A
Enterprise Zone:	Yes
HUB Zone:	Yes
IRB-Tax Exempt Bond Financing:	Yes
Nonprofit Tax Abatement:	Yes
High Tech Dev Zone:	Yes
Supermarket Tax Credit:	Yes
H Street NE Priority Area:	N/A

Project Description:

The District of Columbia's Department of General Services (DGS) intends to act as the implementing agency for the District's Department of Human Services (DHS) and utilize this surplus Federal property to advance key strategies in *Homeward DC*, the District's strategic plan to prevent and end homelessness by 2020. The property will be used to support 1) a central resource center for families accessing homeless services, 2) low-barrier vocational development training for the homeless, and 3) permanent supportive housing for the homeless.

Use Regulations (Subtitle I – Chapter 3; Subtitle U – Chapters 2,3,4, 5 & 7):

The D-5 zoning designation promotes high density development of commercial and mixed uses with incentives for residential uses, including single-family dwellings, flats, and apartments buildings.

SUBTITLE I

302 USES PERMITTED AS A MATTER OF RIGHT

302.1 Unless otherwise noted in this subtitle, use permissions, including uses permitted as a matter of right, as a special exception, or as an accessory use, and uses not permitted, shall be in accordance with the MU-Use Group F of Subtitle U, Chapter 5, unless modified in this chapter, or by regulations governing a specific D zone or sub-area.

SUBTITLE U

515 MATTER-OF-RIGHT USES (MU-USE GROUP F)

515.1 The following uses shall be permitted in MU-Use Group F as a matter of right, subject to any applicable conditions:

- (a) Uses permitted as a matter of right in any R, RF, and RA zones and all uses permitted as a matter of right for MU-Use Group E of this chapter
- (d) Community-based institutional facilities;
- (g) Emergency shelter;
- (m) Other accessory uses customarily incidental and subordinate to the uses permitted by this section.

510 MATTER-OF-RIGHT USES (MU-USE GROUP D)

510.1 The following uses shall be permitted in MU-Use Group D as a matter-of-right subject to any applicable conditions:

- (l) Group instruction center or studio;
- (m) Institutional uses, general, and religious;
- (n) Local government;
- (r) Office uses, including chanceries;

401 MATTER-OF-RIGHT USES (RA)

- 401.1 The following uses shall be permitted as a matter of right subject to any applicable conditions:
- (d) Except for the RA-1 and RA-6 zones:
 - (1) Multiple dwellings provided that in an apartment house, accommodations may be provided only to residents who stay at the premises a minimum of one (1) month;
- 320 SPECIAL EXCEPTION USES (RF)**
- 320.1 The uses in this section shall be permitted as a special exception if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9 subject to any applicable provisions of each section:
- (b) A community service center to accommodate organizations created for the purpose of improving the social or economic well-being of the residents of the neighborhood in which the center is proposed to be located which may include but not be limited to centers for job training, family counseling, consumer cooperatives, and such other facilities as are similar in nature and purpose, subject to the following conditions:
 - (1) A community service center shall be located so that it is not likely to become objectionable to neighboring properties because of noise or other objectionable conditions;
 - (2) The use shall be reasonably necessary or convenient to the neighborhood in which it is proposed to be located; and
 - (3) A community service center shall not be organized for profit, and no part of its net income shall inure to the benefit of any private shareholder or individual;
- 202 MATTER-OF-RIGHT USES – R-USE GROUPS A, B, AND C**
- 202.1 The following uses shall be permitted as a matter of right in R-Use Groups A, B, and C subject to any applicable conditions:
- (m) Public education buildings and structures, public recreation and community centers, and public libraries subject to the development standards of Subtitle C, Chapter 16;

Density - Floor Area Ratio (FAR) or Lot Coverage Limitations (Subtitle I-Chapters 2 & 5):

The maximums allowed are as follows:

Maximum Non-Residential FAR:	6.5 (not employing Subtitle I, Ch. 8 & 9 credits)
Maximum Residential FAR:	11.8
Maximum Allowable Building Area:	348,233 gsf
Maximum Allowable Lot Coverage:	100% or 29,563 sf
Minimum Non-Buildable Area:	0%
Setbacks Required:	
Front:	N/A
Side:	N/A (I-206.1)
Rear:	N/A (I-205.2, but window placement may limit development per I-205.5)
Maximum Number of Dwelling Units:	387 units (Min avg. of 900 gsf/unit)

539 DENSITY – FLOOR AREA RATIO (FAR) (D-5)

- 539.1 The maximum permitted FAR for a building in the D-5 zone shall be the density achievable within the height and bulk permitted by the zone and any applicable sub-area regulations:
- (b) If all FAR exceeding the non-residential density permitted in Subtitle I § 539.3 is devoted to residential use; or
 - (c) If conditions (a) or (b) are not satisfied through the use of credits provided for by Subtitle I, Chapters 8 and 9 enable.
- 539.2 Residential density in the D-5 zone is not subject to the Inclusionary Zoning requirements or bonuses of Subtitle C, Chapter 10.
- 539.3 The maximum permitted non-residential FAR of a building in the D-5 zone not employing credits in accordance with Subtitle I, Chapters 8 and 9 shall be 6.5.

304 RULES OF MEASUREMENT FOR GROSS FLOOR AREA (GFA)

- 304.2 Non-residential floor area shall be the total GFA of a building not dedicated to one (1) of the following uses:
- (a) Residential;
 - (b) Community-based institutional facility;
 - (c) Emergency shelter;
 - (f) Education uses that are operated or chartered by the District government.

202 LOT OCCUPANCY

- 202.1 Unless otherwise limited by regulations governing courts, side or rear yards, front setback or build-to lines, easements or historic preservation, each building on a lot in any D zone may occupy one hundred percent (100%) of its lot.

203 FRONT BUILD-TO LINE

- 203.2 If a property is subject to a front build-to requirement, the build-to line shall be the property line along the street(s) to which a building or structure is adjacent, unless the build-to line is otherwise specified for a designated street segment within the following sub-areas regulated by Subtitle I, Chapter 6:
- 542 FRONT SETBACK (D-5)**
- 542.1 A front setback shall not be required for a building in the D-5 zone except that a building fronting on a designated primary street segment on 5th or K Streets, N.W. within the Mount Vernon Triangle Principal Intersection Sub-Area shall meet the setback requirements of Subtitle I § 612.
- 205 REAR YARD**
- 205.2 A rear yard need not be provided:
- (b) For a through lot, including a lot fronting on three or more streets;
- 205.5 The Board of Zoning Adjustment may waive the rear yard requirements as a special exception pursuant to Subtitle X and subject to the following conditions:
- (a) No window to a residence use shall be located within forty feet (40 ft.) of another facing building;
- (b) No window to an office use shall be located within thirty feet (30 ft.) of another facing office window, nor eighteen feet (18 ft.) in front of a facing blank wall;
- 206 SIDE YARD**
- 206.1 No side yard is required for a principal structure in a D zone; however, if a side setback is provided on any portion of the principal building, it shall comply with Subtitle B §§ 319 and 320, and shall be at least four feet (4 ft.) wide.
- 207 COURT REQUIREMENTS**

TABLE I § 207.1: MINIMUM COURT DIMENSIONS

TYPE OF STRUCTURE	MINIMUM WIDTH OPEN COURT	MINIMUM WIDTH CLOSED COURT	MINIMUM AREA CLOSED COURT
Residential, more than 3 units	4 in/ft. of height of court 10 ft. minimum	4 in/ft. of height of court 15 ft. minimum	Twice the square of the required width of court dimension 350 sq. ft. minimum
Non-Residential and Lodging	2.5 in/ft. of height of court 6 ft. minimum	2.5 in/ft. of height of court 12 ft. minimum	Twice the square of the required width of court dimension 250 sq. ft. minimum

Height and Story Limitations (Subtitle I - Chapter 5; Subtitle B – Chapter 3):

The maximums allowed are as follows:

Maximum Allowable Building Height:

L St SE: 110 ft
Half St SE: 100 ft
Cushing Pl SE: 60 ft

Maximum Allowable Stories:

Not Limited

Maximum Allowable Penthouse Height:

20 ft

Maximum Allowable Habitable Penthouse Stories:

1 Story + Mezzanine

Maximum Allowable Mechanical Penthouse Stories:

1 Story
(May be above habitable penthouse)

- 307.1 In other than R, RF, RA, RC-1, CG-1 and D-1 zones, the building height shall be the vertical distance measured from the level of the curb, opposite the middle of the front of the building to the highest point of the roof or parapet or a point designated by a specific zone district.
- 307.5 Except as provided in Subtitle B § 307.7, if a building fronts on more than one (1) street, any front may be used to determine the maximum height of the building; but the basis for the height of the building shall be determined by the width of the street selected as the front of the building.
- 307.6 Except as provided in Subtitle B § 307.4, in those zones in which the height of building is permitted to be ninety feet (90 ft.) or greater, the height of buildings shall be measured from the finished grade level at the middle of the front of the building to the highest point of the roof excluding parapets not exceeding four feet (4 ft.) in height.
- 540.1 The maximum permitted building height, not including the penthouse, in the D-5 zone shall be:

STREET RIGHT OF WAY WIDTH	MAXIMUM PERMITTED BUILDING HEIGHT, NOT INCLUDING PENTHOUSE
Greater than or equal to 110 ft.	130 feet
Less than 110 ft. but greater than or equal to 100 ft.	120 feet
Less than 100 ft. but greater than or equal to 90 ft.	110 feet
Less than 90 ft.	No taller than the width of the street right of way, plus 20 feet

- 540.5 The maximum permitted height of a penthouse shall be twenty feet (20 ft.). The maximum permitted number of stories for penthouse habitable space shall be one (1) plus a mezzanine, except a second story shall be permitted for penthouse mechanical space.

Additional Note:

The definition of a Penthouse has changed in the new zoning ordinance. A penthouse now allows a habitable space, e.g. an additional floor plus a mechanical space. Per Subtitle B - Chapter 1:

Penthouse: A structure on or above the roof of any part of a building. The term includes all structures previously regulated as “roof structures” prior to January 8, 2016 by § 411 of the 1958 Regulations. Skylights, gooseneck exhaust ducts serving kitchen and toilet ventilating systems, roof mounted antennas, and plumbing vent stacks shall not be considered as penthouses.

Penthouse Habitable Space: An enclosed space within a penthouse devoted to any use permitted in the zone, unless otherwise restricted, other than penthouse mechanical space. The term penthouse habitable space shall include communal recreation space and associated facilities such as storage, kitchen space, change rooms, or lavatories.

Penthouse Mechanical Space: An enclosed space within a penthouse devoted to mechanical equipment for the building, elevator over-rides, or stair towers.

Inclusionary Zoning (Subtitle C - Chapter 10):

Residential density in the D-5 zone is not subject to the requirements or bonuses of the IZ Program.

- 1001.5 Except for new penthouse habitable space as described in Subtitle C § 1001.2(d), IZ requirements of this chapter shall not apply to:
- (a) Properties located in any of the following areas:
- (5) The D-1-R, D-3, D-4-R, and D-5 zones;
- 1001.9 A development in the following zones not otherwise subject to the requirements of this chapter may **opt in** to the IZ program but shall not utilize the IZ zoning modifications provided for in Subtitle C § 1002:
- (a) D-1-R; D-3, D-4, D-5, and D-8;
- 1003.4 Except as provided in Subtitle C § 1003.7, inclusionary residential developments in the D zones, or in the MU or NC zones where matter-of-right height limits exceed fifty feet (50 ft.), shall set aside one hundred percent (100%) of inclusionary units for eligible moderate-income households.
- 1003.7 Notwithstanding Subtitle C §§ 1003.3 and 1003.4, one hundred percent (100%) of inclusionary units resulting from the set-aside required for penthouse habitable space shall be set aside for eligible low-income households.
- 1005.1 The proportion of studio and one-bedroom inclusionary units shall not exceed the proportion of the comparable market rate units for each unit type.
- 1005.5 Inclusionary units shall not be overly concentrated on any floor of a project.

Vehicle Parking Requirements (Subtitle I – Chapter 2 & 5; Subtitle C - Chapter 7):

Vehicle parking is not required on site, but if it is provided, it must follow the physical regulations set forth in Subtitle C § 710-717.

- 710.2 Vehicle parking spaces shall be located:
- (b) On an open area of the lot, except:
- (1) Between a building restriction line and a front lot lone;
- (2) In any zone other than a PDR zone, surface parking spaces shall not be located within a front yard. A building used solely as a parking attendant shelter shall not trigger this restriction;

- (4) Parking spaces and access isles for and buildings, structures or uses adjacent to the Anacostia River, Potomac River, or Washington Channel shall be sited and designed in accordance with the requirements of Subtitle C § 1102; or
- 711.1 Approval of a driveway under this title does not constitute permission for a curb cut in public space. An applicant for a driveway with a curb cut in public space shall have the responsibility to obtain all other necessary approvals from the District Department of Transportation.
- 711.3 All required parking spaces, other than as permitted in Subtitle C § 711.4, shall be accessible at all times from a driveway accessing either:
- (a) An improved street, except as restricted in Subtitle C § 711.9; or
 - (b) An improved alley or alley system with a minimum width of ten feet (10 ft.).
- 711.6 Within twenty feet (20 ft.) of all street lot lines, a driveway other than as described in Subtitle C § 711.5 shall be:
- (a) At least twelve feet (12 ft.) wide for one-way traffic or twenty feet (20 ft.) wide for two-way traffic; and
 - (b) Not more than twenty-four feet (24 ft.) wide.
- 711.8 A driveway that provides access to required parking spaces shall have a maximum grade of twelve percent (12%) with a vertical transition at the property line.
- 712.1 All required parking spaces and parking aisles shall conform to the dimension requirements of this section, except as provided in Subtitle C § 717.
- 712.3 At least fifty percent (50%) of the required parking spaces must meet the minimum full-sized parking space standards of Subtitle C § 712.5. All other spaces must meet the minimum compact parking space standards in Subtitle C § 712.6.
- 712.5 The minimum dimensions for full-sized parking spaces and aisles are as follows:

TABLE C § 712.5: MINIMUM DIMENSIONS FOR FULL-SIZED PARKING SPACES AND AISLES

PARKING ANGLE	STALL WIDTH	DEPTH OF STALL PERPENDICULAR TO AISLE	ONE-WAY DRIVE AISLE WIDTH	TWO-WAY DRIVE AISLE WIDTH
45°	9 ft.	17.5 ft.	17 ft.	N/A
60°	9 ft.	19 ft.	17 ft.	N/A
90	9 ft.	18 ft.	20 ft.	20 ft.
Parallel	22 ft.	8 ft.	12 ft.	20 ft.

- 712.6 The minimum dimensions for spaces and aisles exclusively for compact parking spaces are as follows:

TABLE C § 712.6: MINIMUM DIMENSIONS FOR COMPACT PARKING SPACES AND AISLES

PARKING ANGLE	STALL WIDTH	DEPTH OF STALL PERPENDICULAR TO AISLE	ONE-WAY DRIVE AISLE WIDTH	TWO-WAY DRIVE AISLE WIDTH
45°	8 ft.	16.5 ft.	16 ft.	N/A
60°	8 ft.	17 ft.	16 ft.	N/A
90°	8 ft.	16 ft.	20 ft.	20 ft.
Parallel	20 ft.	8 ft.	12 ft.	20 ft.

- 712.7 All parking spaces and access ways to and from spaces shall have a minimum vertical clearance of six feet, six inches (6 ft., 6 in.).
- 712.8 Above grade parking areas shall be designed so that no vehicle shall project over any lot line, front setback line, or building restriction line.
- 714.1 Screening shall be required for any external surface parking spaces located:
- (a) Within a zone other than a PDR zone;
- 715.1 Surface parking lots with ten (10) or more parking spaces shall conform to the landscaping, tree canopy cover, and lighting requirements of this section:
- 715.2 A minimum of ten percent (10%) of the total area devoted to parking, including aisles and driveways shall be covered by landscaped areas planted with trees and shrubs.
- 715.7 The parking area shall be provided with the equivalent of one (1) canopy tree per five (5) parking spaces subject to the following requirements:
- 715.9 The Board of Zoning Adjustment may grant, as a special exception, a full or partial reduction in the landscape standards for parking lots required by this section if, in addition to meeting the general requirements of Subtitle X, the applicant demonstrates that complying with the landscape standards is impractical because of size of lot, or other conditions relating to the lot or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable.
- 716.1 A driveway serving as a motor vehicle queuing lane shall conform to the standards in this section.
- 716.2 The queuing lane shall provide a minimum of five (5) queuing spaces before the first service location and one (1) queuing space after the last service location before entering public space.

- 716.3 No queuing space may be located within twenty feet (20 ft.) of any street lot line.
- 716.4 Each queuing space shall be a minimum of ten feet (10 ft.) in width by nineteen feet (19 ft.) in length and shall constitute an exclusive queuing lane.
- 716.5 The queuing lane shall not be the only entry or exit lane on the premises.
- 717.1 In an MU or D zone, the Zoning Administrator may waive the parking space dimensional, size, design, and striping requirements stated in Subtitle C §§ 712.4 through 712.7, and 713 for parking located within a building if:
- (b) A minimum of two hundred eighty-five square feet (285 sq. ft.) of parking area will be provided for each parking space;
 - (c) Residential uses will occupy no more than twenty percent (20%) of the gross floor area of the building or structure;
 - (d) Parking will be managed from 7:00 a.m. to 7:00 p.m. by employed attendants to park the vehicles within the parking area; and
 - (e) No individual area measuring less than seven feet (7 ft.) by fourteen feet (14 ft.), exclusive of column obstructions, shall be used to park motor vehicles.

Bicycle Parking Requirements (Subtitle C - Chapter 8):

Based on the proposed program and calculation below, 49 bicycle parking spaces would be required.

Long-Term Spaces

Non-Residential Program: 49,787 gsf x 1 space / 10,000 sf = 5 long-term spaces
Residential Program: 100 dwelling units x 1 space/ 3 dwellings = 34 long-term spaces

Short-Term Spaces

Non-Residential Program: 49,787 gsf x 1 space / 10,000 sf = 5 short-term spaces
Residential Program: 100 dwelling units x 1 space/ 20 dwellings = 5 short-term spaces

- 800.1 Any building permit application for new construction or addition to an existing building shall be accompanied by a bicycle parking plan, which shall be depicted on detailed site plans and building plans and demonstrate full compliance with this chapter.
- 801.1 When bicycle parking spaces are required, signs shall be posted in a prominent place at each entrance to the building or structure stating where bicycle parking spaces are located.
- 802.1 All residential uses with eight (8) or more dwelling units and non-residential uses with four thousand square feet (4,000 sq. ft.) or more of gross floor area shall provide bicycle parking spaces as follows:

TABLE C § 802.1: MINIMUM NUMBER OF BICYCLE PARKING SPACES

USE	LONG-TERM SPACES	SHORT-TERM SPACES
Community-based institutional facility	1 space for each 10,000 sq. ft.	1 space for each 10,000 sq. ft.
Education, public	1 for each 7,500 sq. ft.	1 space for each 2,000 sq. ft.
Emergency shelter	1 for each 10,000 sq. ft.	1 for each 10,000 sq. ft.
Government, local	1 for each 7,500 sq. ft.	1 for each 40,000 sq. ft. but no less than 6
Office	1 for each 2,500 sq. ft.	1 for each 40,000 sq. ft.
Residential apartment	1 for each 3 dwelling units	1 for each 20 dwelling units

- 802.2 After the first fifty (50) bicycle parking spaces are provided for a use, additional spaces are required at one-half (0.5) the ratio specified in Subtitle C § 802.1
- 802.3 Notwithstanding Subtitle C § 802.1 and 802.2, no property shall be required to provide more than one hundred (100) short-term bicycle parking spaces. All properties with a long-term bicycle parking requirement shall provide at least two (2) long-term spaces, and all properties with a short-term requirement shall provide at least two (2) short-term spaces. The bicycle parking standards of this chapter shall be met when a new building is constructed.
- 802.10 When there is more than one (1) use on a lot, the number of bicycle parking spaces provided must equal the total required for all uses. If a single use falls into more than one (1) use category for which different bicycle parking minimums apply, the standard that requires the greater number of bicycle parking spaces shall apply.
- 803.2 For purposes of calculating bicycle parking standards:
- (a) Gross floor area does not include floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space, or space devoted exclusively to bicycle storage or support (lockers and showers) facilities; and
 - (b) Gross floor area shall include penthouse habitable space, except that recreation space for residents or tenants of the building or other ancillary space associated with a rooftop deck shall not be included.

- 803.3 Calculations of bicycle parking spaces that result in a fractional number of one-half (0.5) or more shall be rounded up to the next consecutive whole number. Any fractional result of less than one-half (0.5) shall be rounded down to the previous consecutive whole number.

Loading Requirements (Subtitle C - Chapter 9):

Based on the proposed program 1 loading berth and 1 service/delivery space would be required.

- 900.1 Any building permit application for new construction or addition to an existing building shall be accompanied by a detailed loading plan demonstrating full compliance with this chapter.

TABLE C § 901.1: MINIMUM LOADING BERTHS AND SERVICE/DELIVERY SPACES

USE	MINIMUM NUMBER OF LOADING BERTHS REQUIRED	MINIMUM NUMBER OF SERVICE/DELIVERY SPACES REQUIRED
Community-based institutional facility		
30,000 to 100,000 sq. ft. gross floor area	1	1
> 100,000 sq. ft. gross floor area	2	1
Education		
30,000 to 100,000 sq. ft. gross floor area	1	1
>100,000 sq. ft. gross floor area	2	1
Emergency shelter		
30,000 to 100,000 sq. ft. gross floor area	1	1
>100,000 sq. ft. gross floor area	2	1
Government, local		
30,000 to 100,000 sq. ft. gross floor area	1	1
>100,000 sq. ft. gross floor area	2	1
Office		
20,000 to 50,000 sq. ft. gross floor area	1	1
>50,000 to 200,000 sq. ft. gross floor area	2	1
>200,000 sq. ft. gross floor area	3	1
Residential apartment		
>50 dwelling units	1	1

- 901.4 Each loading berth shall be accompanied by one (1) adjacent loading platform.
- 901.8 Where two (2) or more uses share a building or structure, the uses may share loading as long as internal access is provided from all shared uses requiring loading.
- 901.9 For a building or structure having three (3) or more required loading berths in one (1) location, the loading berths may be stacked.
- 901.10 No other use shall be conducted from or upon the loading berth or service/delivery space or any portion thereof.
- 905.2 All loading berths shall be a minimum of twelve feet (12 ft.) wide, have a minimum depth of thirty feet (30 ft.) and have a minimum vertical clearance of fourteen feet (14 ft.).
- 905.3 All service/delivery spaces shall be a minimum of ten feet (10 ft.) wide, have a minimum depth of twenty feet (20 ft.), and have a minimum vertical clearance of ten feet (10 ft.).
- 905.4 All loading berths shall be accompanied by one (1) adjacent loading platform that meets the following requirements:
- (a) A loading berth that is less than fifty-five feet (55 ft.) deep shall have a platform that is at least one hundred square feet (100 sq. ft.) and at least eight feet (8 ft.) wide;
 - (c) Loading platforms shall have a minimum vertical clearance of ten feet (10 ft.); and
 - (d) A loading platform floor shall consist of one (1) horizontal level.

Green Area Ratio (Subtitle I - Chapter 2; Subtitle C – Chapter 6):

TABLE I § 208.1: GREEN AREA RATIO REQUIREMENTS

ZONE	GREEN AREA RATIO
D-1-R, D-3, D-4, D-4-R, D-5, D-5-R, D-6, D-6-R, D-7, D-8	0.20

A net equivalent of 5,912.6 sf of landscaping elements needs to be provided at the site. Permeable parking qualifies under the GAR.

- 600.1 Green Area Ratio (GAR) is the ratio of the weighted value of landscape elements to land area. The GAR score relates to an increase in the quantity and quality of environmental performance of the urban landscape.
- 600.2 Green Area Ratio sets integrated environmental requirements for landscape elements and site design that contribute to the reduction of stormwater runoff, the improvement of air quality, and the mitigation of the urban heat island effect.
- 601.3 The GAR standards set forth in this chapter shall apply to all new buildings and to all existing buildings where any additions, interior renovations, or both within any twelve (12) month period exceed one hundred percent (100%) of the assessed value of the building as set forth in the records of the Office of Tax and Revenue as of the date of the building permit application...
- 602.1 The GAR shall be calculated using the following formula:

$$\text{GAR} = \frac{(\text{area of landscape element 1} \times \text{multiplier}) + (\text{area of landscape element 2} \times \text{multiplier}) + \dots}{\text{Lot Area}}$$

- 604.3 Applicants shall submit a GAR score sheet with the GAR calculated for the given lot at the time of building permit application.
- 604.4 Applicants shall provide a landscape plan prepared by a Certified Landscape Expert that includes the following information:
- (a) GAR elements called out by category and area, which may be provided as a part of the landscape plan or as a separate document;
 - (b) Lot dimension and size;
 - (c) Location and areas of all landscape elements with dimensions;
 - (d) Location, size, and species of all plants used to meet requirements;
 - (e) Both common and botanical names of all plant material; Subtitle C-29
 - (f) Identification of all existing trees that are to be preserved, with their location, trunk diameter at four feet, six inches (4 ft. 6 in.) above grade, canopy radius, and species;
 - (g) Plans indicating how preserved trees and other plants will be protected during demolition and construction;
 - (h) Location and dimensions of wheel stops, curbs, or other devices to protect landscaping for landscaped areas adjacent to driveways;
 - (i) A schematic irrigation and drainage plan and the size and depth of all plant containers for rooftop or container landscaping or areas to be irrigated with rainwater;
 - (j) Location and size of any trees to be removed;
 - (k) Specifications for soil improvement; and
 - (l) Signature of the Certified Landscape Expert who prepared the plans together with verification that plantings and other landscape elements meet the requirements of this chapter.

END ZONING RESEARCH

Exhibit 4B
Preliminary Cost Estimate

DGS-CCS PROJECT BUDGET AND FUNDING REPORT				
49 L Street Street SE				
Using Agency:	Department of Human Services (DHS)		Contact:	Lisa F. Kelly
Brief Project Description: The District of Columbia's Department of General Services (DGS) On Behalf of the District's Department of Human Services (DHS) intends to utilize this surplus Federal property to design and build a new family resource center, permanent supportive housing and low-barrier training center for homeless individuals. This new structure will require demolition of the existing building and would be completed in 24 – 36 months from the date of transfer. The new facility shall include space for family services, a training/educational program to increase employment opportunities among homeless individuals, and 50 -100 housing units for individuals experiencing chronic homelessness.				
Activity	Estimated or Actual Cost w/50 Res.	Estimated or Actual Cost w/100 Res.	Project Specific Notes	
Land Acquisition				
A/E Title 1 Services	2119837.5	\$ 2,826,450.00		
A/E Title 2 Services	706612.5	\$ 942,150.00		
Design Contingency	176653.125	\$235,538		
Peer Review	120124.125	\$160,166		
% of Sum of Title I, II and Des Conting				
Subtotal Pre-Construction	3123227.25	\$4,164,303		
DGS Personnel Services -- Pre-Construction	0	\$0		
TOTAL PRE-CONSTRUCTION	\$3,123,227	\$4,164,303		
Construction	\$35,330,625	\$47,107,500		
Constr. Contingency (10% of construction)	\$3,533,063	\$4,710,750		
Construction Manager Services	\$353,306.25	\$471,075	1%	
OCTO V/D System	\$176,653	\$235,538	1/2 of 1%	
Security System	\$176,653	\$235,538	1/2 of 1%	
FF&E	\$0	\$0	Included in Hard Cost	
Commissioning/DeCommissioning	\$0	\$0	Included in Hard Cost	
Move	\$0	\$0		
Subtotal Construction	\$39,570,300	\$52,760,400		
DGS Personnel Services -- Construction	\$0	\$0		
TOTAL CONSTRUCTION	\$39,570,300	\$52,760,400		
Project Budget Total (Sum of all line items)	\$42,693,527	\$56,924,703		

Development Test Fit

Refer to the appendix for the Individual test-fit floor plans.
If the fifth and sixth floors are removed to reduce the number of units from 100 to 50, the architecture should be revisited, but the budget would be reduced approximately \$16.0 million.

Sixth Level: \$57 Million

PSH Program
20 efficiencies
5 1-bedrooms

Fifth Level: \$50 Million

PSH Program
20 efficiencies
5 1-bedrooms

Fourth Level: \$43 Million

PSH Program
20 efficiencies
5 1-bedrooms

Third Level: \$36 Million

PSH Program
22 efficiencies
3 1-bedrooms
Recreation Room
Roof Top Garden

Second Level: \$25 Million

VWFCR Staff Areas
Vocational Development Center

First Level

VWFCR Client & Staff Areas
Vocational Development Entry
Vocational Development Café
PSH Entry



Exhibit 4C

Preliminary Annual Operating Budget

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



GOVERNMENT ESTIMATE

Project Name: FPAP Viginia Williams, Training & Perminant Supportive Housing				October 21, 2016	
Address : 49 L Street SE, Washington DC					
I. DIRECT COST ITEMS					
Description		Quantity	Rate	Total	
A. Services and Supply's	LS	1	\$	1,200,000.00	\$ 1,200,000.00
B Staff	LS	1	\$	8,500,000.0	\$ 8,500,000.00
C Security	LS	1	\$	493,000.00	\$ 493,000.00
D Facility					
-Energy	LS	1	\$	76,000.00	\$ 76,000.00
-Trash	LS	1	\$	6,000.00	\$ 6,000.00
-Maintenance	LS	1	\$	158,000.00	\$ 158,000.00
Total				\$	10,433,000.0

Question #6

Certification, Attachment A, B & C

- (A) The applicant must certify, by signature of **Attachment A**, its assurance of compliance with nondiscrimination, insurance, and protection and maintenance requirements.
- (B) Complete the governing board resolution, enclosed as **Attachment B**, authorizing a representative to act on behalf of the applicant organization. Be sure to fill out the information regarding the property name and description.

NOTE: The certifying officer must be an official other than the representative named in the Resolution. Please provide a copy with the original and each copy of the application.

- (C) The National Environmental Policy Act of 1969 (P.L. 91-190 42 U.S.C. Sections 4321-4347) requires consideration of the environmental effects that may result from major Federal actions significantly affecting the quality of the human environment, including real property conveyances. Your completion of the Environmental Questionnaire found in **Attachment C** will assist us in evaluating any potential environmental effects arising from your proposal. **You are required to provide the documentation supporting your questionnaire responses and may be required to provide more detailed information at a later time.**

7. Certification

I, Camille Sabbakhan for GREEK J. GILLIS, certify that the information in this application
(Name of authorized official)

is true, accurate and complete to the best of my knowledge. I also understand that the Department of Health and Human Services' (HHS') approval of this application does not constitute the final decision on whether to transfer the property. Authority to assign the property for transfer rests with the disposal agency, not HHS.

District of Columbia through the Department of General Services

Name of Applicant

(b) (6)

Signature and Title of Authorized Official

Date

GR GREEK J. Gillis Acting Director 11/17/16

GREER JOHNSON GILLIS
Print Name of Authorized Official

If you have any questions regarding the application, or the application process, please call the Office of Enterprise Support Programs, Federal Real Property Assistance Program, at (301)443-2265. Applicants can receive additional assistance if they have any problems with the application/transfer process by contacting the National Law Center on Homelessness and Poverty at (202)638-2535. For general information on other homeless assistance programs or grants, call the Interagency Council on Homelessness at (202)708-4663.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



APPLICANT CERTIFICATION FOR ACQUISITION

(Revised October 27, 2016)

Certain real property owned by the United States, located in the District of Columbia, has been declared surplus and is subject to assignment for disposal for homeless purposes by the Secretary of Health and Human Services under the provisions of Section 203(k)(1) of the Federal Property and Administrative Services Act of 1949, as amended, and Title V of the McKinney-Vento Homeless Assistance Act, as amended; and the rules and regulations promulgated pursuant thereto, more particularly described as follows:

49 L Street, SE, Washington, D.C. (the "Property")

The District of Columbia Government (the "District") , through its Department of General Services ("DGS"), has requested the opportunity to acquire and can utilize said Property for public health purposes in accordance with the requirements of said Acts and the rules and regulations promulgated pursuant thereto.

DGS is the District of Columbia agency whose goal is to ensure the delivery of new or modernized, well-equipped, well-maintained, safe and secure buildings and facilities for the benefit of District residents and employees. Further, the agency's mission is to promote the efficient and effective management of the District's real estate investments and interests through strategic portfolio management, construction and facilities management. Section 10-551.01 of the D.C. Official Code, authorizes DGS, on behalf of the District, to acquire real property, by purchase or lease, for use by the District government.

The District, through DGS, is willing to assume immediate care and maintenance of the Property, and the undersigned, **Greer Johnson Gillis**, as Acting Director of DGS, is authorized, for and on behalf of the District to do and perform any and all acts and things which may be necessary to carry out the acquisition, including the preparing, making, and filing of plans, applications, reports, and other documents; the execution, acceptance, delivery, and recordation of agreements, deeds and other instruments pertaining to the transfer of said Property; and subject to the District of Columbia Anti-Deficiency Act, the availability of appropriated funds and other applicable legal requirements, the payment of

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



any and all sums necessary on account of the purchase price thereof, including fees or costs incurred in connection with the transfer of said Property for surveys, title searches, appraisals, recordation of instruments, or escrow costs, together with any payments by virtue of nonuse or deferral of use of the Property.

DGS acknowledges that the deed transferring the Property to the District will include a covenant providing that if DGS is unable to place the Property into use within the time limitation indicated below and fails to pay to the United States Department of Health and Human Services for each month of nonuse beginning twelve (12) months after the date of the deed, or thirty-six (36) months where construction or major renovation is contemplated, the sum of 1/360 of the then market value for each month of nonuse, as determined by an independent appraisal submitted by DGS to the United States Department of Health and Human Services for approval, whether caused by the legal or other inability of DGS, its successors and assigns, the United States Department of Health and Human Services, or its successor in function, will, at its option, have an immediate right of reentry thereon, and to cause all right, title, and interest in and to the Property to revert to the United States of America, and the District, its successors and assigns, shall forfeit all right, title, and interest in and to the Property and to any and all of the tenements, hereditaments, and appurtenances thereunto belonging. In such event, the District, through DGS, shall execute a quitclaim deed and take all other actions necessary to return the property to the United States of America within ninety (90) days of a written request from HHS.

I certify that the above statement is true and accurate to the best of my knowledge.

Certifying Official

(b) (6)

Greer Johnson Gillis
Acting Director
Department of General Services

Date: 11/17/16

ATTACHMENT A

APPLICANT CERTIFICATION

N/A District
does not provide
insurance

1. The applicant will not discriminate on the basis of race, color, national origin, religion, sex, age, familial status, or handicap in the use of the property, and will maintain the records required to demonstrate compliance with the following Federal laws: section 606 of the Federal Property and Administrative Services Act of 1949; the Fair Housing Act (42 U.S.C. § 3601-19); Executive Order 11063 (Equal Opportunity in Housing), as applicable; Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d to d-4) (Nondiscrimination in Federally Assisted Programs); Title IX of the Education Amendments of 1972 (20 U.S.C. § 1681); the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. § 6101-07) and implementing regulations; and the prohibitions against otherwise qualified individuals with handicaps under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); the Architectural Barriers Act Accessibility Standards (ABAAS) (36 CFR 1191, Appendices C and D); and all other implementing regulations for the above listed statutes.
2. ~~The applicant agrees for itself, its successors and assigns, that it shall insure all conveyed improvements against loss, damage, or destruction. If any such loss, damage, or destruction shall occur during the period grantee holds title to said property subject to conditions subsequent 1 through 5, said insurance and all monies shall be held in trust by the grantee, its successors or assigns, and shall be promptly used by the grantee for the purpose of repairing such improvements and restoring the same to the former condition and use or for the purpose of replacing said improvements with equivalent or more suitable improvements or, if not so used, the grantee shall cause to be paid over to the Treasurer of the United States that part of the insurance proceeds that is attributable to the Government's reversionary interest in the property lost, damaged, or destroyed, determined on the basis of the fair market value of the facilities at the time of the loss, damage, or destruction.~~
3. The applicant covenants and agrees for itself, its successors and assigns, that in the event the grantor exercises its option to revert all right, title, and interest in the property to the grantor, or the grantee voluntarily returns title to the property, the grantee shall provide protection to and maintenance of the property until such time as the title reverts to and is accepted by the grantor. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the General Services Administration in its Customer Guidance for Real Property Disposal in effect as of the date of the deed, as referred to in the Federal Management Regulations (FMR) §102-75.965 (41 CFR 102-75.965). A copy of the applicable portions are attached (**Attachment D**) to the application.

District of Columbia through the Department of General Services

Name of Applicant

(b) (6)

GREER J. Gillis Acting Director 11/17/16

Signature and Title of Authorized Official

Date

GREER Johnson Gillis

Print Name of Authorized Official

ATTACHMENT C**ENVIRONMENTAL QUESTIONNAIRE****Introduction**

The Department of Health and Human Services (HHS) is required to include environmental information in its decision-making activities, including the consideration of applications for the use of excess and surplus real property for Homeless purposes under the Federal Property Assistance Program. It is therefore necessary for the applicant to submit environmental information to HHS. HHS uses this information to evaluate the potential environmental impacts of your proposed program of use, as described in your application.

The General Services Administration (GSA) and other agencies (when appropriate) have included environmental information in their management of the property, including the decision to make it available for this program. However, the information provided does not include information about your program's use of the property including various actions and/or activities which were unknown to the other agencies at the time of their disposal decisions.

This application is a request for HHS action (the transfer of Federal property). Therefore, HHS retains the responsibility to evaluate independently the adequacy and accuracy of the information submitted, and to make its own evaluation of the environmental issues which may arise.

HHS will use the requested information to determine if the requested action is a Categorical Exclusion (CatEx) in accordance with the National Environmental Policy Act (NEPA) and its implementing regulations. If the action is a CatEx, no further environmental review is required. However, if there is insufficient information to make a determination, additional information will be required. In some circumstances, such as the renovation of a Historic Property or major construction, HHS may approve an incomplete application, subject to the completion of an Environmental Assessment (EA) or an Environmental Impact Statement (EIS), if the application is otherwise complete. If the applicant does not cooperate or refuse to provide requested information for either an EA or an EIS, HHS will consider the application incomplete, and thus disapproved.

Instructions

Please give a detailed response for each question. If a question is not applicable, state as such along with any information that lead to that determination. Applicants must provide a basis for determination for each answer and attach all relevant documents used to answer the questions. Number and answer each question as presented, and include the applicant organization's name and the property's name and location (municipality, and State) on the top of each page.

There is no need to duplicate any efforts made elsewhere. If an EA or an EIS has been prepared on the proposed project for another local, state, or Federal agency which addresses all of the requested information, attach the EA or EIS in lieu of attaching a completed questionnaire.

Failure to provide the requested information will necessitate returning the application for completion.

Basis for Determination and Documentation

The basis for determination and any requisite documentation must be traceable and establish the factual data to support the response to each question. The information may include, but is not limited to:

- Printed Material: comprehensive land use plans, zoning maps, city master plans, environmental baseline surveys, an EA/EIS, other documented Federal determinations, etc.;
- Personal Contacts: communication with accepted authorities on the subject(s) along with supporting documentation, including the name, organization, the title of the person contacted and the date of the conversation;
- Site Visit: initial inspection of the property, and surrounding area, in order to make preliminary determinations regarding environmental issues, along with supporting documentation including the date of the site visit, by whom, and observations; testing or sampling not required at this time.

Guidance

- ✓ The requested information will assist HHS in the environmental review of the proposed Federal action – transferring the property to the applicant organization. Detailed and clearly stated responses allow HHS to more efficiently and accurately assess the environmental impact, and are in the applicant organization's best interest.
- ✓ Several questions ask to compare the proposed use to the prior use. If the property is currently a vacant structure, use the last occupied use of the structure as the point of comparison. If the structure has been vacant for an extended period of time, or is an undeveloped tract of land, use its current unoccupied state as the point of reference.
- ✓ The questions focus on the impact of the proposed use of property on the surrounding environment or the demands of the program on public resources. To better answer these questions, keep in mind the demographics of the area and the demographics of the clientele, including age, served by the proposed program. For example, if the surrounding area is industrial or undeveloped, a temporary shelter for homeless youth will have a different demographic than the surrounding area and most likely require different and/or additional public resources.
- ✓ Due diligence is expected. It is not necessary to consult an environmental professional, but applicants should research any unknowns, contact local and State officials for information, and request any available information from the land-holding Federal agency, GSA, and/or the U.S. Department of Housing and Urban Development (HUD).
- ✓ Applicants may contact the disposal agency to arrange a site visit.
- ✓ Please be sure that any information obtained is current and relevant. If a document is lengthy or otherwise difficult to attach to the application, provide a citation for the

document so that an outside reviewer can locate the specific reference, e.g., author, document title, publication date, and page number.

- ✓ Applicants should contact HHS if they encounter any difficulty or confusion in trying to find requested information. Applicants may reach a Realty Specialist at (301)443-2265 or at rpb@psc.hhs.gov.

Questions

CURRENT CONDITION OF PROPERTY

1. If there are any structures on the property:
 - a. List the year in which they were built.
The Government Fuel Yards Garage is the sole building on the property, and it was built in 1925. Additions were made in the 1950s.
 - b. If the structure is over fifty (50) years-old:
 - i. Is the structure on the National Register of Historic Places?
No
 - ii. Contact the State Historic Preservation Officer (SHPO) to determine if the proposed use will adversely impact a historic property. Document and provide a copy of any response from the SHPO.
Please see the attached determination report from the DC State Historic Preservation Office, Exhibit C1B. They have determined that this structure is not eligible for listing in the National Register of Historic Places.
2. Describe any current contamination or adverse environmental condition of the requested property and the ground water below the property. This includes lead-based paint and asbestos in any current structures on the property. Applicants should also list any publicly known contamination on neighboring sites, including if there are any sites on the U.S. Environmental Protection Agency's National Priorities List (NPL) within 1 mile of the property (available at <http://www.epa.gov/superfund/sites/npl/npl.htm>). An in-depth search is not required.
An Environmental Site Assessment undertaken in 2003 (base on the summary provided by GSA) found that there may be some asbestos and PCBs on site, but none were positively identified. There is also no evidence of underground storage tanks. However, due to the site's past use as a fuel depot there may be additional environmental contamination. The site is also within ½ mile of one site on the NPL, the Washington Navy Yard (EPA ID# DC9170024310).
3. State any known institutional controls on the property due to environmental contamination (this may include use restrictions, covenants, deed notices, etc. imposed by a prior owner or local, State, or Federal agency).
There are no known institutional controls on the property due to environmental contamination.

4. Provide copies of any relevant land use plans (Federal, state, or local) for the requested property, and explain any known conflict(s) between the proposed use and any relevant land use plans.

Please see the attached DC zoning map and DC comprehensive plan showing future site uses. The site is currently zoned for medium-high density mixed-use, which is consistent with the proposed use.

WASTE AND POLLUTION

5. What kind/amount of waste will the proposed program create (e.g. municipal waste, construction debris, hazardous waste)?

- a. If there will be any hazardous waste produced/disposed of on the property, please detail which activities will produce the waste. Such activities include, but are not limited to, dry cleaning, air conditioning repair and service, motor pools, automobile repair, welding, services stations, gas stations, landscaping, agricultural and farming activities, print shops, hospitals, clinics, and medical facilities.

Site uses will include residential, office space and retail none of which will produce hazardous waste.

- b. Detail the disposal plans for any hazardous waste.

Not Applicable, there will be no hazardous materials produced at this location

6. What pollution prevention measures, if any, does the applicant plan for the location, design, construction, or operation of the proposed use (including soil, sedimentation, or erosion controls, and source reduction/recycling)?

The new facility would be built to a minimum of LEED Silver. The contractor will be required to provide extensive soil, sediment and erosion controls and recycle at least 50% of construction waste.

7. Does your State or local government require a storm water control plan for the proposed use of the property?

Yes, the DC Department of Energy and Environment requires a storm water control plan for the proposed use of the property as a part of the building permit application.

SURROUNDING COMMUNITY

8. What is the scope of the use of the surrounding property (e.g. residential, commercial, or mixed-use), and is the proposed use uncharacteristic of the area?

The surrounding properties include office buildings across the street on both the West and East; a residential high rise building across the street to the North; and a hotel under construction on the same block to the South. The proposed use is characteristic of this mixed-use and high density area.

9. Will there be any change in the community noise level, relevant to the time of day, due to the proposed use of the property?

The proposed use is consistent with, and will not change, the community noise level. The site is surrounded by 7-12 story buildings which are active at many different times of day. In addition, a baseball stadium is located approximately 500 feet to the South which produces high noise levels before, during and after events.

10. Describe any direct or indirect effect on near by parkland, other public lands, or areas of recognized or scenic value.

The site is surrounded by privately held land and will not affect nearby parkland, other public lands or areas of recognized or scenic value.

11. Will the proposed use of the property emit, or cause to be emitted, any air pollutants? **No, the proposed use is residential with minor retail and training uses.**

12. Will the proposed use of the property change the amount of carbon dioxide and other green house gases released as compared to the prior use of the property?

There will be a limited amount of change in the quantity of greenhouse gases. The new use will provide for a similar number of vehicle parking on site, but will also provide for additional landscaping and potentially a green roof to mitigate pollutants.

PUBLIC RESOURCES

13. Does the proposed program require the construction/development of any new public facilities or services (e.g. schools, medical facilities, roads, sewage, or public transportation)?

The existing schools, roads, sewage and public transportation have adequate capacity to allow construction of this new proposed use.

14. Will the proposed use of the property require an increase in or the generation of more energy/electricity? (Contact the local utility or supplier and document the name and date of contact.)

The Pepco engineering department was contacted on 10/26/2015 to discuss the site and this potential project. A substantial set of upgrades was made for portions of this neighborhood including this site in 2010 to accommodate future growth in the area.

15. Will the proposed use of the property require an increase in other non-electric utilities such as natural gas?

Yes, there will likely need to be increases in utilities provided to the site. The local utilities have already completed major upgrades to the surrounding area to accommodate growth at this site and other nearby properties.

16. Will the proposed use of the property change the amount of solid waste generated on the property compared to the prior use?

It is unknown exactly how much waste the prior industrial use produced, but the new proposed building will be larger, and have a higher population, than the existing building.

17. Will the proposed use of the property increase the amount of wastewater in need of treatment from the property compared to the prior use?

It is unknown exactly how much waste the prior industrial use produced, but the new proposed building will be larger, and have a higher population, than the existing building. The applicant will be seeking at least LEED Silver for this property, and will investigate the potential onsite capture and treatment of wastewater for landscaping and other uses.

FEDERAL LAW

18. Safe Drinking Water:

- a. Is the property in proximity to an EPA designated sole source aquifer?

No, the property is not in proximity to an EPA designated sole source aquifer.

- b. Will the proposed use of the property change the amount of drinking water needed as compared to the prior use?

Yes, the proposed use will increase the amount of drinking water needed as compared to the prior use.

19. Floodplains:

- a. Is the property located in a flood plain?

No, the property is not in a flood plain. Please see the attached map from the DC Department of Energy and Environment.

- b. Will the proposed use of the property encourage development in a floodplain?

No, the proposed use will not encourage development in a floodplain.

20. Wetlands and Navigable Waters (lakes, rivers, streams, etc.; including any ditch, culvert, or other source of water that has a hydrologic connection to a larger body of water):

- a. Are there any wetlands or water resources on or near the property?

- b. Does the proposed use of the property require construction in wetlands?

- c. If construction is required, will there be any dredging or filling of a wetland or water resource?
No. There are no wetlands or water resources on or near the property and the proposed use does not require construction in wetlands.
- 21. Costal Zone Management:
 - a. Will the proposed use of the property directly affect a designated Coastal Zone? (Coastal Zones are not necessarily the just area immediately next to the coast; some zones encompass the entire State, such as Florida, or major watersheds such as the Chesapeake Bay watershed.)
No, the property is not in a designated Coastal Zone.
 - b. If so, provide the State Coastal Zone Management Plan and highlight any potential conflicts? (Each State adjacent to a coast, including those located in the Great Lakes region, should have a State office to manage its coastal zone development and use.)
- 22. Wild and Scenic Rivers:
 - a. Is the property located near a wild, scenic, or recreational river area?
No, the property is not near a designated wild or scenic river. The Anacostia and Potomac Rivers are both used for recreational purposes but are not designated as portions of any water trail system.
 - b. If so, will the proposed use create conditions inconsistent with the character of the river?
The proposed use will not be inconsistent with the character of the river.
- 23. Farmland Protection:
 - a. Will the proposed use of the property convert any agricultural lands to non-agricultural uses?
No, the proposed use will not convert any agricultural lands to non-agricultural uses.
- 24. Wilderness:
 - a. Is the property located near a designated Wilderness Area or other public land with a similar designation?
No, the proposed use will not convert any agricultural lands to non-agricultural uses.
 - b. If so, will the proposed program have any direct or indirect affect on the Wilderness Area or public land?
- 25. Endangered Species:
 - a. Does the property have, or is it located near, any critical habitat of an endangered or threatened species?

No, the site does not have, and is not located near, any known critical habitat of an endangered or threatened species.

- b. Will the proposed use of the property affect, directly or indirectly, any Federal or State listed endangered or threatened species?

No, the proposed use will not affect any Federal or State listed endangered or threatened species.

DUE DILIGENCE

26. Demonstrate that the applicant has performed due diligence to ensure that the proposed use of the property will not result in a known violation of applicable (Federal, State, or local) laws or regulations that protect the environment or public health and safety. If the proposed use will result in a known violation, explain fully.

The applicant has met with and consulted multiple DC regulatory agencies to review the proposed use and compatibility with local regulations.

27. Describe, within reason, any known controversy over the environmental effects of the proposed use for the property.

There are no known controversies over the environmental effects of the proposed use. This site is currently improved with a former fuel depot and the proposed development will fit with the character and scale of the surrounding community.

CERTIFICATION

28. Either complete a copy of the below certification or complete and remove this page from the application.

I, Camille Sabbakhan for Greer J. Gillis, certify that the information in the
(Name of Authorized Official)

Environmental Questionnaire is true, correct, and accurate to the best of my knowledge.

I understand that HHS may require more environmental information prior to either the approval/disapproval of the application or transfer of the requested property. Such information may include, but is not limited to, Environmental Assessments or Environmental Impact Statements.

District of Columbia through the Department of General Services

(Name of Applicant)

(b) (6)

Signature and Title of Authorized Official

Greer J. Gillis Acting Director 11/17/16

Date

Greek Johnson Gullis

Print Name of Authorized Official

Government of the District of Columbia
Department of General Services
Addendum #4 Response



49 L Street, SE, Washington, D.C.;
GSA # DC-496-1;
HUD # 54201520003



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



3. Description of Proposed Program

Original Question: The population to be served and service area (e.g. city, county, or state)

HHS's Response: Item 3(A)(1)

The Applicant proposes operating its Virginia Williams Family Resource Center (Virginia Williams) at the subject property. At Virginia Williams, case workers work with families experiencing or at-risk of homelessness to connect them with needed resources. How does the Virginia Williams' program define "at risk of homelessness?" Approximately what percent of those served are "at risk of homelessness" versus those that meet the definition of homeless under 42 USC 11031 Sec. 1003?

Virginia Williams considers a family "at risk of homelessness" when:

- (1) The family staying in the home of another ("host home") because of economic hardship and is no longer permitted to reside in the host home;
- (2) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days;
- (3) Is staying in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals, without the means to continue to pay for temporary or permanent housing;
- (4) Is exiting a publicly funded institution or system of care without permanent housing to return to;
- (5) Fleeing domestic violence, human trafficking, sexual exploitation or other unsafe situation; or
- (6) Housing conditions pose a safety hazard for the family.

Approximately 25% of families who visit Virginia Williams for services are supported to solve their housing crisis through direct linkages to the District's homelessness prevention program.

¹ http://ich.dc.gov/sites/default/files/dc/sites/ich/page_content/attachments/ICH-StratPlan2.9-Web.pdf

² <http://www.usich.gov/opening-doors>

³ <https://beta.code.dccouncil.us/dc/council/code/titles/4/chapters/7A/>

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Original question: Describe the Full range of services provided to program participants;

HHS's response: Item 3(A)(3)

The Applicant also proposes a low-barrier development training program for homeless individuals. As part of that program, the Applicant states it “would work with the partner selected to provide this program to achieve a goal of including a social enterprise on-site, that would offer consumer retail...” Please describe this “social enterprise” in more detail, including its relation to the homeless community and how it would be integrated into the facility.

One of the key strategies in the District’s Strategic Plan to End Homelessness is to increase the economic security of households in our system. As described in the original submission, the District proposed to operate a low-barrier training program to support people who are receiving homeless services to enhance their jobs skills. The Department of Human Services will work with the District Workforce Investment Council to ensure consistency with the District’s WIOA plan, and that the specific program offered will prepare people exiting homelessness for high-demand occupations.

The social enterprise on the site will be operated by program participants, providing the opportunity for participants to gain experience managing a retail operation. Any revenue generated by the social enterprise will be reinvested in the program. The District will conduct a competitive procurement to identify a provider to operate the program, and so we are not able to provide the specific programmatic details at this time.

Food preparation, food and beverage service as well as business and financial operations are high demand sectors included in the District’s Career Pathways Strategic Plan. One example that informs this application is the District’s successful partnership with DC Central Kitchen (DCK). The District provides space, and training funds for DCK at the Federal City Shelter. DCK prepares program participants for careers in the food service and culinary industry. Graduates receive industry standard certification and accreditation, internship placements at local hotels and restaurants, continuing graduate education opportunities and intensive job-search assistance to achieve full-time employment. DCK has been a vendor for school lunches for DC public schools and prepares and delivers meals to homeless shelters throughout the District. If a similar program were to operate at 49 L, one dimension of the program could include the operation of a café and catering company that would also be an asset to the neighborhood, including the building’s PSH tenants. Any revenue from sales would be reinvested in the program.

¹ http://ich.dc.gov/sites/default/files/dc/sites/ich/page_content/attachments/ICH-StratPlan2.9-Web.pdf

² <http://www.usich.gov/opening-doors>

³ <https://beta.code.dccouncil.us/dc/council/code/titles/4/chapters/7A/>

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Original question: Description of how the program will link housing and services (if applicable).

HHS Response: Item 3(A)(6)

The Applicant states that “by design” the facility incorporates housing and other programs, however, the application does not fully describe the proposed permanent supportive housing program to be implemented at the subject property. Please specifically describe how the Applicant intends to provide and/or link the target population of chronically homeless residing in the permanent supportive housing units, to necessary supportive services. For example, what are the anticipated service needs of the target population and how will the Applicant ensure clients’ needs are met?

The District has a proven track record of operating successful site-based PSH programs consistent with an evidence-based housing first approach. DHS will competitively procure an on-site service provider to operate the PSH program. The program will include comprehensive in-house case management and 24/7 staff support. Case Managers coordinate both formal and informal resources to support clients in maximizing their quality of life, but most importantly, help sustain their tenancy. Case management services are specific to each individual’s goals and needs. Case managers conduct assessments to guide the development of individualized case plans. Case managers support clients with a range of individualized needs such as: acquisition of public benefits (SNAP, Medicaid, LIHEAP etc.), connections to medical care, medication management, health and wellness, socialization, conflict management, clothing, connections to behavioral health services, budgeting, life skills, education and employment. The case management provider creates a sense of community in the building and offer programming, groups, connections to community resources etc. DHS oversees and monitors case management services through site visits and a reporting structure to ensure that clients’ needs are met. Reporting requirements are outlined in **Attachment A**.

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Original Question: Supply a detailed description of how acquisition of the property will meet the proposed program's specific use or needs.

HHS Response: Item 3(C)(2)

The Applicant estimates the time required for design and construction of the facility to be 28 months. Does this estimate account for time needed to secure capital funding? Does the time estimate include all actions necessary to have the property and program fully developed and fully operating (i.e., staffing, relocating of existing services, etc.)? If not, please provide a detailed time line for completion of construction and bringing the property to *full* utilization.

The District's Department of Human Services (DHS) has submitted the initial request for capital funds to support this development in their FY'18 Capital Budget Request. DHS fully expects partial funding by October of 2017 for expenditure in FY'18 and the balance of the funding by October of 2018. The development of the program has begun and will continue through the design phase of the project. Relocating from the current location to the new developed site will require 2 – 4 months in addition to the 28 months of design and construction for a total of 30 – 32 months to fully operational.

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Original questions: The proposed number and qualifications of new staff the applicant plans to hire, versus the existing staff, to meet the demands of the proposed program; and past experience and demonstrated success of the applicant relevant to the proposed program.

HHS Response: Item 3(E)(3-4)

The Applicant's response, "the level of staffing and qualifications of such staff will be determined as the full scaled-up program plan is developed" is insufficient. The Applicant must provide a well-thought out program plan, including staffing needs and qualifications of staff. Whether or not the Applicant intends to contract out for direct services is irrelevant. The Applicant must provide a descriptive response to this item. At a minimum, the Applicant must include the requirements and/or specifications which will be included in the Request for Proposal.

Permanent Supportive Housing

The District considers the following positions to be key personnel for an effective PSHP program:

- (1) Program Manager/Project Director (or equivalent). The Program Director must have at minimum a Master's Degree in the Human Services field, and professional knowledge of the theories, principles, techniques, and practices of social service delivery systems. He/she must have a minimum of 4 years professional of supervisory and/or managerial experience in the human services and/or Medicaid service delivery
- (1) Case Manager Supervisor (or equivalent). A Case Manager Supervisor must be a Licensed Professional Counselor (LPC) with a minimum of a Master's Degree in Human Services OR a Bachelor of Science in Nursing. He/she must be licensed to provide counseling services in the District of Columbia and have professional knowledge of the theories, principles, techniques, and practices of social service delivery systems. He/she must also have a minimum of 3 years of professional experience providing counseling and case management services to individuals/families experiencing homelessness or other related populations.
- (3-5) Case Managers - A BA or BS in the Human Services field
The Provider must ensure that the case management duties assigned to a staff member appropriately matches their qualifications, skills, and competence necessary to perform the case management tasks. Any individual without a degree in any of the human services

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fields who serves as case manager or any individual providing direct services within this case management contract must have documented minimum training and experience in the following areas within 3 months of being employed by the Provider:

- a) Knowledge of the Homeless Services Reform Act (HSRA) standards
- b) Knowledge of HIIPPA Standards
- c) Knowledge of the Coordinated Assessment and Housing Placement (CAHP) Process
- d) A minimum of 3 hours of Ethics training
- e) Knowledge of ADA and Reasonable accommodation
- f) Engagement/Building Trust
- g) Motivational Interviewing
- h) Service Plan Development
- i) Clinical Documentation and Maintaining Case Records
- j) Training in Developing and Setting Goals with clients
- k) Training in Sensitivity with Diverse Populations
- l) Knowledge Substance Abuse Disorders
- m) Knowledge of Mental Health Disorders

Case managers will have a caseload of no more than 20 with the total number of case managers being driven by the total number of units in the building.

(2) Support Staff- minimum high school education

The Provider must have a process for assuring that appropriate staff is available to clients after normal business hours (including weekends and holidays) for assistance with emergencies. Case managers must inform their clients in writing of such process. Staff must be knowledgeable about emergency plans, including individual roles and responsibilities and whom to contact if in need of supervisory guidance or assistance in responding to a client request or emergency after hours.

Attachment B describes the District's existing Client Contact Standards and Standards for Client Connection to Supportive Services.

Virginia Williams Family Resource Center

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As our application indicates, the new building would allow the District to co-locate prevention program staff with the existing staff at our center intake center for families. Key personnel in the existing program include:

- (1) Program Manager. Responsible for all activities, incidents and outcomes of VWFRC. Program Manager reports to the Deputy Administrator for Homeless Families in DHS' Family Services Administration (FSA).
- (1) Entry Coordinator. Responsible for ensuring that the intake and eligibility process is adhered to in a manner that is effective, efficient and respectful of head of households seeking services. Entry Coordinator reports to the Program Manager for VWFRC and supervises 24 eligibility staff persons.
- (1) Exit Coordinator. Responsible for ensuring that households placed in the hotel shelter program are provided services that will allow for a quick and successful exit from shelter into stable housing. Exit Coordinator reports to the Program Manager for VWFRC and supervises 18 staff persons.
- (1) Operations Manager. Oversee day to day functions of all aspects of services provided by VWFRC to families experiencing an episode of Homelessness. Operations Manager supervises two monitors one administrative support person.

Additionally, the District intends expand staffing at Virginia Williams to facilitate better, quicker service delivery, expand intensive services to those at imminent risk of homelessness, and improve the rate of exit to permanent housing to families throughout the emergency shelter system. In addition, in the expanded site, DHS will continue to co-locate services for families seeking homeless services because they are fleeing a domestic violence situation.

A current summary organizational chart for the Virginia Williams Family Resource Center is included in **Attachment C**.

Low Barrier Vocational Development Program

As noted in 3(A)(3) DHS will coordinate with the WIC on the specific design of the vocational development program. The nature of the program presumes a program manager, several instructors, a job developer, a business manager, and classes of program participants who are engaged in on-the-job training. Specific qualifications for the FTEs are subject to the industry identified for the site.

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Attachment A

1. The Provider shall submit a Comprehensive Monthly Case Management Report to their designated Permanent Supportive Housing Provider (PSHP) Coordinator by the 10th day of each month (reflecting activities for the previous month). The PSHP Coordinator will develop the specific format for the monthly reports. The report will minimally include the following information:
 - a) A listing of the organization's overall caseload.
 - b) General demographic information on clients within the caseload.
 - c) A description of the contact (frequency and type) with each client.
 - d) A description of the services clients are engaged in and the efficacy of those services.
 - e) Levels of client participation.
 - f) Progress towards client service plan goals.
 - g) A listing of all staff working under the contract and any additional staff members who are working as part of a team to provide services to PSHP clients, and their individual caseloads, or a description of caseloads for the team.
 - h) A listing and explanation of any/all concerns related to clients or other matters.
 - i) A listing and explanation of any/all concerns related to the availability of Medicaid reimbursement for services delivered by or in coordination with PSHP case management services (as applicable), and potential impacts on meeting the needs of PSHP clients.
 - j) Financial expenditures and requests related to contract/program activity.
 - k) Description of any/all unusual incidents.
2. The Provider shall submit a Monthly Contact Report to the Contract Administrator (CA) by the 10th day of each month (reflecting activities for the previous month). The CA will develop the specific format for the monthly reports. This report will minimally include the following information:
 - a) A listing of the organization's overall caseload.
 - b) General demographic information on clients within the caseload (Note: Individuals and families must be reported on separate reports.)
 - c) A description of the contact (date, duration, type, outcome, and outcome status) with each client. (Note: Providers are expected to use the format provided to them by the Department to create this report. Other data points may be added as directed by the

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- CA.)
- d) Financial expenditures and requests related to contract/program activities by client and in the aggregate.
3. The Provider must immediately report to DHS PSHP program designee any death, fire, or health and safety issues with facilities that result in the displacement of household members. The provider shall report unusual incidents electronically using the DHS unusual incident report database upon the occurrence of the incident to the CA (or other designated DHS staff) within 24 hours.
4. An **unusual incident** is an event that affects provider staff or customers and is significantly different from the regular routine or established procedures. Examples of these incidents include, but are not limited to:
- (a) Death;
 - (b) Injury;
 - (c) Unexplained absence of client;
 - (d) Physical, sexual, or verbal abuse of a client by staff or others;
 - (e) Staff negligence;
 - (f) Fire;
 - (g) Theft, destruction of property, or sudden serious problems in the physical facility;
 - (h) Complaints from families of clients;
 - (i) Requests for information from the press, attorneys, or government officials outside of DHS staff involved with the contract; and
 - (j) Client behavior requiring attention of staff not usually involved in their care.

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Attachment B

Client Contact Standards

1. Providers shall ensure that outreach and engagement with the client begins within five days of receiving the referral from DHS. If the client has been identified as being in crisis, the provider must meet with the client within twenty-four hours of receiving the referral. If after proactive outreach, engagement, and documentation of efforts within a 90-day period, a provider determines that client placement cannot be accomplished, the provider may seek to have the client removed from the caseload list by DHS.
2. Case managers will be required to have a minimum of one (1) face to face contact per week during the period spent conducting services and activities to find client housing. Case managers will be required to have a minimum of six (6) contact attempts with at least four (4) actual contacts per month with clients beginning the first three (3) months of a client moving into a permanent supportive housing unit. Four (4) contacts must be face-to-face conducted in the field, and two (2) of which may be made by telephone or email. The six attempts shall be made at a minimum of 24 hours apart. There shall be no more than one field visit, telephone Call or email within a 24-hour period. This time period requirement does not include time spent conducting outreach and activities associated with housing navigation. After the first three (3) months of services, case managers will be required to have a minimum of two (2) contacts per month with clients. Of these two (2) contacts, one (1) must be face-to-face and must take place in the home of the client. Verification of attempts shall be provided with the invoice. Verification shall consist of completed Home Visit Reports signed by the client. If a PSHP case manager is part of a team that includes additional providers delivering Medicaid-reimbursed services, these client contact standards may be met by taking into consideration documented contacts with the client by other team members, provided the team is coordinating the delivery of services to achieve service plan goals.
3. Verification of attempts shall be provided with the invoice. Verification shall consist of completed Home Visit Reports signed by the client. If a PSHP case manager is part of a team that includes additional providers delivering Medicaid-reimbursed services, these client contact standards may be met by taking into consideration documented contacts with the client by other team members, provided the team is coordinating the delivery of services to achieve

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service plan goals.

4. Providers will receive reimbursement of up to 25% of their fee after the 6 documented proactive attempts in a given month even if they are unsuccessful with placement.
5. Providers must ensure that case managers have regular contact with and be available to clients to help clients meet goals and to ensure continuity and effectiveness of service delivery. Meetings shall be scheduled by the Case Manager and the client at a mutually agreeable time that does not conflict with a client's work schedule, medical appointments, school events, or other appointments that are part of the client's Service Plan.
 - (a) The following criteria shall apply to home visits in the permanent supportive housing program:
 - (1) Home visits shall be scheduled by the Case Manager and the client at a mutually agreeable time. Case Managers must arrive on time for prearranged home visits. If a Case Manager is more than 30 minutes late, the client may request that the visit be rescheduled for another time.
 - (2) If the Case Manager cannot reach the client to arrange a mutually agreeable time, the Case Manager shall send a letter indicating intent to visit and the date and time of the visit.
 - (3) A client may allow the Case Manager permission to enter the home if the home visit is unannounced, but is not required to consent to a home visit at that time. It is permissible for a client to request the unannounced Case Manager to schedule another time for the home visit. This must be communicated to the client via program rules and regulations.
 - (4) If a client is not home at a mutually agreed-upon time, the Case Manager shall leave a note indicating when they will return and offering to reschedule at a mutually convenient time.
6. Providers shall ensure that all progress notes of engagement activities, client contacts, and clinical notation are recorded in client electronic records within 48 hours of service delivery.
7. Providers shall ensure that all services be provided by a qualified case manager,

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licensed/certified clinician, and/or licensed social worker. If more than one Provider team member will be performing case management tasks, the Provider must identify a primary case manager responsible for coordinating and documenting the service delivery for the individual and/or family.

8. If the relationship between a client and his or her Case Manager deteriorates such that the two can no longer reasonably work together, the client may request assignment of a new Case Manager, and the Provider must transfer the client to a new Case Manager. If provider cannot accommodate the request, the client and/or the Provider have the right to request that DHS transfers them to a new Provider for case management services.

Standards for Client Connection to Supportive Services

1. Within 7 days of completion of an initial comprehensive bio-psychosocial assessment (which much be completed within 30 days of client lease-up), the Provider shall develop a person-centric, strengths-based Service Plan with the individual's or family's participation that identifies priorities important to the client, establishes appropriate and measurable goals and objectives, desired outcomes, and recommended service interventions that will address any needs and assist an individual or family in moving toward self-sufficiency. The responsibilities of the individual or family, the Provider, and other service providers should be clarified in the plan. A re-assessment shall be conducted every 90 days during the first year and every 6 months thereafter (through the SPDAT assessment tool). The service plan shall be reviewed every 90 days and be updated or revised at least every 6 months.
2. Case Managers must assist in assessment, planning, service coordination and referral, monitoring, and reassessment. During this process, clients' strengths will be recognized, and clients' needs will be identified and addressed. Case Managers will coordinate both formal (standard services such as access to food, youth services that require an entrance criteria) and informal resources (such as community or peer support groups that do not require an entrance criteria) to support clients in maximizing their quality of life.
3. The Provider shall provide case management services including, but not limited to:
 - Evidence-based engagement services (eg, assertive engagement, motivational interviewing, trauma-informed care);

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- Service planning and implementation;
 - Assistance with locating and/or maintaining a housing unit (e.g., housing search, landlord negotiation, landlord/tenant conflict resolution, utility assistance, assistance navigation unit repairs/maintenance);
 - Assistance with gathering documentation and completing paperwork (including the annual DCHA recertification process, as applicable);
 - Assistance with applying for or maintaining health insurance and entitlement benefits;
 - Hygiene and clothing assistance;
 - Assistance with accessing transportation;
 - Assistance ensuring children are attending school (as applicable); and
 - Referrals/linkages to (as applicable):
 - Medical and behavioral health care services;
 - Substance abuse treatment;
 - Financial/credit counseling;
 - Education and vocational training;
 - Job readiness and employment services;
 - Legal aid services;
 - Immigration services;
 - Daycare services;
 - Life skills training;
 - Parenting classes; and
 - Family reunification/family therapy.
4. Case Managers shall be required to ensure that clients are actually connected to, and engaged in, supportive services as outlined in their service plan and not simply referred to programs. Specifically, the Provider shall:
- (a) Provide the client with clear and concise written information about services;
 - (b) Assist in navigating eligibility/enrollment processes;
 - (c) Assist the client in selecting a provider;
 - (d) Join the client for the first appointment (if desired by the client) to make an introduction to the service provider;

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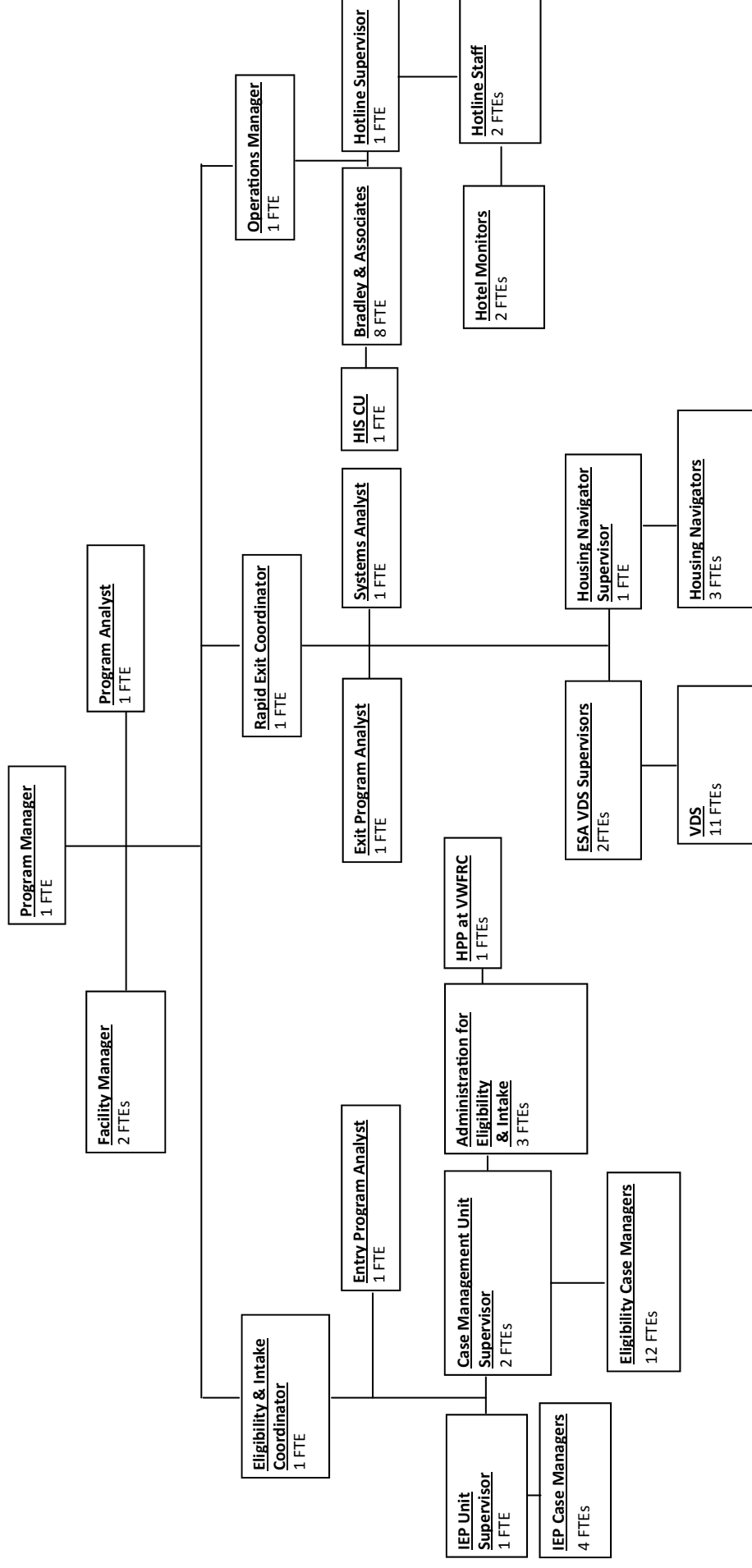
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- (e) Advocate on behalf of the client if the client encounters obstacles in obtaining services;
 - (f) Monitor to assure that the client has accessed services, and that the service is helping the client to meet his or her goals or the family's goals; and
 - (g) Support the client in monitoring and evaluating outcomes and revising the Service Plan as discussed under Section 10.1 above.

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Virginia Williams Family Resource Center Organizational Chart 2016-2017



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4. Renovation/Building Plans, Cost Estimates, and Ability to Finance

Original Question: Give a full and complete statement of the ability to finance, operate, and maintain the property requested. Identify the source of funding for converting the property for its intended use, including any new improvements. Identify funding sources for program operations separately. Be sure to include the capital outlay budget and the following, if applicable:

HHS Response: Item 4(D)

The Applicant states that budgeting for operating costs of new DGS' projects or programs follows its normal process. Has the Applicant included this project's operating costs during the July-September phase to forecast Fixed and Essential (F&E) Costs? Has the Applicant presented a Finalized F&E Forecast (November-December phase)? If yes, was this project included? If the Finalized F&E forecast was not yet presented, when will the Applicant do so and will this project be included in the presentation to the City Administrator? Following this process, Council needs to approve the presented budget, followed by Congress approval. What is the expected timeframe to receive these approvals and are there any anticipated constraints/hindrances that would delay approval? What is the Applicant's contingency plan to fund operations if the proposed project budget is not approved?

Yes – DHS has included this project's operating costs in the July-September phase to forecast Fixed and Essential Costs. Yes – DHS has presented a finalized F&E Forecast in the November-December phase. The expected timeframe to receive these approvals is February/March of 2017 for DC Council and June/July of 2017 for US Congress, and there are no anticipated constraints/hindrances that would delay budget approval. Contingency plan – While DHS is optimistic that funding to achieve a critical strategy of the Homeward DC is approved fully; the agency is submitting to additional funding sources to cover any potential gaps; DHCD or HUD block grants and other sources that fund for permanent supportive housing.

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Original Question: If the applicant contemplates that major construction/renovation is necessary to make the property suitable for full utilization, and funds are not currently available, give plans and proposed sources of funding to carry out the proposed program and development. Please include the estimated amount of funds each source will provide, including any anticipated grants.

HHS Response: Item 4(E)

The Applicant omitted a response. Please respond in full detail.

It is anticipated that the funding for this project we approved as part of the Mayors strategic plan to address homelessness in the District. The DC Capital Budget – submission was for the total amount of \$57 million for the project, See **Attachment D**.

Attachment D

Spending Plan for Requested Project Budgets Exceeding \$10M -FY 2018 thru 2023

Owner Agency Name:DHS

[illegible]

Government of the District of Columbia
Department of General Services
Addendum #3



49 L Street, SE, Washington, D.C.;
GSA # DC-496-1;
HUD # 54201520003



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3. Description of Proposed Program

The District of Columbia's Department of General Services (DGS) intends to act as the implementing agency for the District's Department of Human Services (DHS) and utilize this surplus Federal property to advance a number of key strategies in *Homeward DC*, the District's strategic plan to prevent and end homelessness. The District will use the property at 49 L for three major programs: 1) the central resource and referral center for families accessing homeless services; 2) low-barrier vocational development training for individuals experiencing homelessness; and 3) permanent supportive housing to meet the need of individuals experiencing chronic homelessness. This new structure will require demolition of the existing building and would be completed within 36 months from the date of transfer.

The DHS Family Service Administration's central resource and referral center for families (Virginia Williams Family Resource Center) serves as the coordinated entry system for families accessing homeless services. The relocation to this property would enable an expansion that would serve as a point of access to centralized assessment and direct access to homelessness prevention, emergency shelter placements, and coordination of permanent housing placements for families exiting the homeless system.

This space would also allow expansion of a low-barrier job training program that has been demonstrated to successfully support individuals experiencing homelessness, who have multiple barriers to work, to engage in skill development and work experience opportunities. This program expansion would advance the District's strategies in our Workforce Investment and Opportunity Act (WIOA) to integrate services to promote access to skill development for people who have historically been underserved in the workforce system, in this case due to their homelessness.

Finally, permanent supportive housing (PSH) is an evidence-based intervention and solution to homelessness for people experiencing chronic homelessness. The District has a significant unmet need for PSH, especially among seniors with very long histories of homelessness.

- (A) The services that the Department of Human Services will provide through acquisition of this surplus Federal property include the following:
 - (1) Intake and Eligibility: Assessing families for eligibility for homeless services and then making the appropriate connection to services, including homelessness prevention, emergency shelter and permanent housing resources.
 - (2) Rapid Exit Program: Working with families in emergency shelter to exit homelessness as quickly as possible back into permanent housing in the community, by coordinating with TANF employment program services to help the families

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achieve the goals in their Individual Responsibility Plan, which includes a stable housing goal.

- (3) The Training/Educational Program will accommodate 75 - 100 individuals per day and operate five days per week or approximately 220 days per year, therefore up to 16,500 individuals may be serviced per year in this capacity.
 - (4) Rapid Rehousing: In conjunction with the rapid exit program, link families with rapid rehousing resources (a federal best practice for families experiencing homelessness) and housing navigation services to help families find, apply for and lease-up into their homes with appropriate rental assistance and services.
 - (5) The program, operated by the Department of Human Services, will serve as the central resource center for families experiencing or at-risk of homelessness and will connect them with tailored services and supports designed to prevent homelessness whenever possible and when it cannot be prevented provide immediate emergency shelter services and supports to help the family quickly exit homelessness and achieve permanent housing in the community.
 - (6) PSH is an evidence-based housing intervention that combines non-time-limited affordable housing assistance with wrap-around supportive services for people experiencing homelessness, as well as other people with disabilities. Research has proven that supportive housing is a cost-effective solution to homelessness, particularly for people experiencing chronic homelessness.
- (B) There are currently no other facilities in the immediate community that offer the same type of services that we propose to offer.
- (C) Acquisition of this property will meet the proposed program's specific needs because there is sufficient space, the current zoning and location to adequate transportation options makes this a prime site for the proposed program.
- (1) The planned improvements to the property include demolishing the existing building and constructing a new building that would accommodate all of the program services to be provided at this site. The new building would be designed to bring respect and dignity to families and individuals who will seek homeless services here in a modern and beautiful environment that reflects the values of the District of Columbia and our commitment to providing effective services to our most vulnerable citizens.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



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- (2) The time required for completion of the improvements starting from transfer of the deed include 10 months for design and acquiring the building permit and 18 months for construction. This 28 months' time frame is within the 36 months allowed and certainly accomplishable.
- (D) The Department of Human Services is the District of Columbia's agency that is endorsed to provide the proposed program.
- (E) The District of Columbia Department of Human Services operates a full Continuum of Care for Homeless Services. The District through DHS has one of the longest standing CoC's in the nation and has been at the forefront in implementation of Emergency Shelter, Permanent Supportive Housing, rapid rehousing, and affordable housing for households experiencing homelessness using a Housing First approach, as outline in the Federal Strategic Plan to Prevent and End Homelessness.
- (1) The Department of Human Services is one of the District's largest agencies with a staff of 973 persons.
- (2) The range of services currently provided by the Department of Human Services is focused on households with low-incomes and includes a range of services to empower every District resident to reach their full potential by providing meaningful connections to work opportunities, economic assistance, and supportive services.
- (3) The level of staffing and qualifications of such staff will be determined as the full program plan is developed.
- (F) Need does not stem from an emergency resulting from a disaster – this is not applicable to the need for the proposed program.
- (G) Need is a result of implementation of the lease expiration of existing locations and Mayoral Homeward DC plan, which aligns with the Federal Strategic Plan to Prevent and End Homelessness by making it rare, brief, and non-recurring.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



- (H) The real estate that is currently owned or leased by Department of General Services on behalf of the Department of Human Services for the use as a resource center for families and Program are as follows:

920 Rhode Island Ave	Leased	The Virginia Williams center provided services to approx. 300 homeless families a month and currently is located in a leased site which has a lease expirations date of 2017. This is an opportunity for DHS to expand and offer additional services to families experiencing or at-risk of homelessness.
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



4. Renovation/Building Plans, Cost Estimates, and Ability to Finance

- (A) 49 L Street SE, Washington DC, presents a unique opportunity to provide services south of the freeway. We are proposing to construct a new program that provides coordinated access to homeless services for families, job training and permanent supportive housing. As previously stated the 49 L Street is located in Ward 6 Zoned as C-3-C, per the zoning regulations we believe the proposed use is a matter of right.
- (B) The existing building is in poor condition and hazardous materials have been identified that must be abated before any inhabitation. The Hazardous materials and the poor condition of the facility and all the systems, have led to the decision to demolish the existing structure and build anew.
- (C) As previously discussed the 49 L Street site will serve as the central resource center for families experiencing or at-risk of homelessness and will connect them with tailored services and supports designed to prevent homelessness whenever possible and when it cannot be prevented provide immediate emergency shelter services and supports to help the family quickly exit homelessness and achieve permanent housing in the community. In addition, the District will provide low-barrier vocational development training for individuals experiencing homelessness; and permanent supportive housing to meet the needs of individuals experiencing chronic homelessness The programs provided are aligned with the Federal Strategic Plan to Prevent and End Homelessness. When a new facility or project is within the DGS portfolio the process to budget for operating costs follow our normal process. July-September- the agency gathers and presents a forecast of Fixed and Essential Costs. It is during this time all of the costs associated with operating a location are determined. These costs are categorized for each cost driver. November –December -Finalized F&E Forecast budget is presented. Numbers are finalized and presented to the City Administrator. Once Council approves the presented budget, & Congress approves, the funds to operate the location are allocated to the DGS budget.
 - (1) N/A
 - (2) N/A
 - (3) N/A

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



(4) N/A

(5) N/A

(6) N/A

The District will revise the concept drawings to be in concert with the new proposed use for the site and update pricing.

(D) See response to D7 above.



August 5, 2016

Mr. Chris Weaver
Director, Department of General Services
District of Columbia
2000, 14th Street NW, 8th Floor
Washington, D.C. 20009

Re: 49 L Street SE
Washington, D.C.
DC-496-1

Dear Mr. Weaver:

As you are aware, on June 22, 2016 the U.S. Department of Health and Human Services (HHS) approved the District of Columbia, Department of General Services' (DGS), Title V of the McKinney Vento Homeless Assistance Act application for the above-referenced property. The approved application was for utilization of the property as emergency shelter for homeless individuals (targeting homeless men), a health clinic, day program and other supportive services.

On June 29, 2016, HHS was informed by a third party that DGS did not intend to use the property for homeless assistance purposes as specified in the approved application. Consequently, by letter (transmitted via email) of the same date, HHS requested that DGS confirm its intent to use the property in accordance with the approved application dated November 2, 2015, and amended on December 4, 2015, December 31, 2015, and June 17, 2016. That response was due on Wednesday, July 6, 2016. DGS did not respond and instead requested and was granted two separate extensions with a final due date of noon on Friday, July 29, 2016. HHS notified DGS that failure to respond would result in HHS rescinding its approval of DGS' application.

Despite receiving two extensions and being notified that failure to respond would result in HHS rescinding its approval of DGS' application, DGS did not respond. Instead, Ms. Wanda Sherrod, of your office, requested, via email, an additional 30 days to submit an amendment to the approved use of the above-referenced property. Considering DGS' application process began on July 14, 2015, HHS has already afforded DGS ample opportunity to devise and propose an application for acquisition of the subject property for homeless assistance purposes. Granting further extensions would be unfair to other prospective applicants and would place an undue burden on HHS. Further, given DGS' reluctance to confirm its intent to comply with the terms of the previously approved application, HHS has no confidence that DGS would abide by the

terms of any future amended application. Therefore, the request for an additional 30 days is denied and HHS is rescinding our approval of DGS' application.

By copy of this letter, we are informing the U.S. General Services Administration of this action. Furthermore, we are withdrawing our request for assignment of the property. If you have questions regarding the future disposition of the property, please contact Mr. Tim Sheckler, Director, Real Property Utilization and Disposal Division (WPTZ), Public Buildings Service, U.S. General Services Administration at (202) 401-5806 or email, Tim.Sheckler@gsa.gov.

Sincerely yours,

Theresa Ritta, Program Manager
Real Property Management Services
Program Support Center

cc: Mr. Tim Sheckler, Director
Real Property Utilization and Disposal Division (WPTZ), Public Buildings Service
U.S. General Services Administration



December 15, 2015

Mr. Chris Weaver, Director
Department of General Services
District of Columbia
2000, 14th Street NW, 8th Floor
Washington, D.C. 20009

Re: 49 L Street SE
Washington, D.C.
DC-496-1

Dear Mr. Weaver:

This will acknowledge receipt of the District of Columbia, Department of General Services', (Applicant), December 4, 2015 application amendment for acquisition the above-referenced property to assist homeless individuals. This Department has the following questions in need of clarification.

- What will be the nature of the training and qualifications that case management staff will receive? The application notes that case managers will be "licensed." Will they be licensed clinical social workers, or have some other licensure?
- What will be the nature of the partnerships with the Department of Employment Services and the D.C. Public Schools? Please provide letters of endorsement or additional details elaborating on these planned partnerships, as appropriate.
- The Applicant modified the estimated operating costs as requested; advising that costs were based on historic costs at various existing facilities operated for similar purposes. It was not clear, however, if "services and supplies" included salaries and start-up furnishing/equipment. Based on our review, the itemized costs also did not include such items as water/sewer, telephone, cable and/or internet, etc. Were these costs included in the budget submitted? If not, the budget should be modified to reflect these and any/all other costs.
- The Applicant provided a copy of its out year's Budget Request for operations funding and its Capital Request for construction funding. Have these funding requests been approved? If not, when will a determination be made? What is the Applicant's contingency plan in the event these funding requests are denied in part or in whole?

Responses to the above-stated deficiencies will be considered as a second addendum to your application. Please submit your response electronically (PDF) to, rpb@psc.hhs.gov, as soon as possible but no later than close of business Thursday, December 31, 2015. If you are unable to

submit electronically, please send an original and two copies of this information to my attention, Real Property Disposal, 5600 Fishers Lane, Suite 11-69, Rockville, Maryland 20857.

If you have any questions, please call me on (301) 443-2265.

Sincerely,

Theresa Ritta, Program Manager
Real Property Management Services
Program Support Center



November 20, 2015

Mr. Chris Weaver, Director
Department of General Services
District of Columbia
2000, 14th Street NW, 8th Floor
Washington, D.C. 20009

Re: 49 L Street SE
Washington, D.C.
DC-496-1

Dear Mr. Weaver:

This will acknowledge receipt of an application from the District of Columbia, Department of General Services, (Applicant), to acquire the above-referenced property to assist homeless individuals. A review of the application indicates that it is incomplete. Please provide responses for incomplete/missing information using the exact format of the Title V application. Provide documentation as necessary to support responses within the application. As examples, the following deficiencies are noted.

(Please note that this may not be an exhaustive list of all the information needed to complete the application.)

3. Description of the Proposed Program

Item 3.(A) – The Applicant lists a range a proposed services and an estimated number of clients to be served per year. The Applicant failed to provide any specific detail concerning the listed services (i.e., training/education center, health clinic, and hospice care beds) other than that mentioned for the shelter components. Additionally, in response to Item 3(E)(3) the Applicant states “the level of staffing and qualification of such staff will be determined as the *full program plan is developed*.” The application instructions require that an application reflect a well thought out plan and objective for the property. Therefore, please readdress this item identifying the services the Applicant proposes to provide in a detailed and complete manner, including specific program components, who/how they will be administered, etc. Please clarify whether only the day shelter will serve single men, or whether the employment center and health clinic will also strictly focus on this population.

Item 3.(B) – While the Applicant states there are no other facilities in the District that offer the same type of services for the population of homeless men, there are other such services segregated (i.e., shelter for men, health clinics, etc.) throughout the District. Please provide evidence to establish a need for additional services. As requested in the application packet, include, as applicable, any surveys, report, or other documentation to support your analysis.

Items 3.(C)(2) – The Applicant provided an estimated timeline for construction completion, but did not include in the estimate, time to make the property fully operational. Provide revise your timeline to include both construction and full program implementation.

Items 3.(D) – If applicable, please provide written recommendations, endorsements, etc., other than from self, supporting the Applicant’s acquisition of the property for the proposed purpose.

Item 3.(E) – The Applicant’s response was very broad. Please respond to every item in detail to demonstrate the applicant is qualified to acquire and operate the proposed program. Additionally, the applicant states that the Department of Human Services contracts with non-profit organizations for the operation of many of the direct services. Does the Applicant intend to lease space to these organizations? If yes, please revisit Item 1(E) of the application. If not, please describe the proposed arrangement(s) between the Applicant and any organization intending to provide services. The Applicant’s response should make evident that the nonprofit community (whether programs are implemented by the Applicant or other nonprofits) has the capacity to implement the planned services.

In your response, please be certain to address the type of personnel needed to successfully implement the program and the availability of a pool of qualified staff in which to hire.

Item 3.(H) – Being the Applicant is the District of Columbia, Department of General Services, all property owned or leased by the Applicant must be identified; not only those properties held for the benefit of the Department of Human Services. Include, as applicable, a statement that these properties are not suitable for the proposed program of utilization.

4. Renovation/Building Plans, Cost Estimates, and Ability to Finance

Item 4.(C) – The Applicant provided an estimate for program operations. Please provide a basis for this estimate.

Item 4.(D) – The applicant omitted a response. Please response; identifying the source(s) of funding for construction and program operations as required.

6. Completion of Attachments A, B, and C

Item 6.(A) – In regards to Attachment A(2.), please justify the Applicant’s statement, “N/A/, District does not provide insurance.”

Item 6.(C) – The Applicant must submit a governing/executive body resolution or similar document authorizing its application for the subject property and naming an official to act in all matters relating to the retransfer. All elements mentioned in Attachment C should be included should the Applicant elect to submit this information in a different format.

Responses to the above-stated deficiencies will be considered as an addendum to your application. Please submit your response electronically (PDF) to, rpb@psc.hhs.gov, no later than close of business Friday, December 4, 2015. If you are unable to submit electronically, please send an original and two copies of this information to my attention, Real Property Disposal, 5600 Fishers Lane, Suite 11-69, Rockville, Maryland 20857.

Upon receipt of this information, we will continue with our review. Please note that we continue to review the environmental information submitted with the application. Considering the Applicant is proposing major construction, additional information is likely to be required.

If you have any questions, please call me on (301) 443-2265.

Sincerely,

Theresa Ritta, Program Manager
Real Property Management Services
Program Support Center



November 28, 2016

Mr. Greer Johnson Gillis, Acting Director
Department of General Services
District of Columbia
2000, 14th Street NW, 8th Floor
Washington, D.C. 20009

Re: 49 L Street SE
Washington, D.C.
DC-496-1

Dear Mr. Gillis:

This will acknowledge receipt of the District of Columbia, Department of General Services', (Applicant), October 28, 2016 (signed on November 18, 2016) application amendment for acquisition of the above-referenced property to assist homeless individuals. The amendment was necessary due to the Applicant's request to change the program of use which was previously approved by this Department on January 13, 2016. A preliminary review of the application amendment indicates that it is incomplete. As examples, the following deficiencies are noted for your response.

(Please note that this may not be an exhaustive list of all the information needed to complete the application.)

3. Description of the Proposed Program

Item 3(A)(1) – The Applicant proposes operating its Virginia Williams Family Resource Center (Virginia Williams) at the subject property. At Virginia Williams, case workers work with families experiencing or at-risk of homelessness to connect them with needed resources. How does the Virginia Williams' program define "at risk of homelessness?" Approximately what percent of those served are "at risk of homelessness" versus those that meet the definition of homeless under 42 USC 11031 Sec. 1003?

Item 3(A)(3) - The Applicant also proposes a low-barrier development training program for homeless individuals. As part of that program, the Applicant states it "would work with the partner selected to provide this program to achieve a goal of including a social enterprise on-site, that would offer consumer retail..." Please describe this "social enterprise" in more detail, including its relation to the homeless community and how it would be integrated into the facility.

Item 3(A)(6) - The Applicant states that "by design" the facility incorporates housing and other programs, however, the application does not fully describe the proposed permanent supportive housing program to be implemented at the subject property. Please specifically describe how the Applicant intends to provide and/or link the target population of chronically homeless residing in the permanent supportive housing units, to necessary supportive services. For example, what are the anticipated service needs of the target population and how will the Applicant ensure clients' needs are met?

Item 3(C)(2) – The Applicant estimates the time required for design and construction of the facility to be 28 months. Does this estimate account for time needed to secure capital funding? Does the time estimate include all actions necessary to have the property and program fully developed and fully operating (i.e., staffing, relocating of existing services, etc.)? If not, please provide a detailed time line for completion of construction and bringing the property to *full* utilization.

Item 3(E)(3-4) – The Applicant’s response, “the level of staffing and qualifications of such staff will be determined as the full scaled-up program plan is developed” is insufficient. The Applicant must provide a well-thought out program plan, including staffing needs and qualifications of staff. Whether or not the Applicant intends to contract out for direct services is irrelevant. The Applicant must provide a descriptive response to this item. At a minimum, the Applicant must include the requirements and/or specifications which will be included in the Request for Proposal.

4. Renovation/Building Plans, Cost Estimates and Ability to Finance

Item 4(D) – The Applicant states that budgeting for operating costs of new DGS’ projects or programs follows its normal process. Has the Applicant included this project’s operating costs during the July-September phase to forecast Fixed and Essential (F&E) Costs? Has the Applicant presented a Finalized F&E Forecast (November-December phase)? If yes, was this project included? If the Finalized F&E Forecast was not yet presented, when will the Applicant do so and will this project be included in the presentation to the City Administrator? Following this process, Council needs to approve the presented budget, followed by Congress approval. What is the expected timeframe to receive these approvals and are there any anticipated constraints/hindrances that would delay approval? What is the Applicant’s contingency plan to fund operations if the proposed project budget is not approved?

Item 4(E)- The Applicant omitted a response. Please respond in full detail.

Responses to the above-stated deficiencies will be considered as an addendum to your application. Please submit your response electronically (PDF) to, rpb@psc.hhs.gov, as soon as possible but no later than close of business Tuesday, December 13, 2016.

If you have any questions, please call me on (301) 443-2265.

Sincerely,

Theresa Ritta, Program Manager
Real Property Management Services
Program Support Center

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



August 5, 2016

Theresa M. Ritta
Program Manager
United States Department of Health & Human Services
Real Property Management Services,
Program Support Center
Rockville, MD 20857

Re: 49 L Street SE (the **Property**)
Washington, DC
DC-496-1

Dear Ms. Ritta:

By correspondence dated June 29, 2016 and July 15, 2016, the United States Department of Health and Human Services (HHS) requested confirmation of the proposed use of the Property in accordance with the District's approved application for acquisition of the Property dated November 2, 2015, as amended. Please accept our sincerest apologies for the delayed response; however, it was imperative that we provide confirmation of the District's intended use to HHS only after thoughtful consideration of the specific real property needs of the District's homeless service programs.

Please find attached Addendum #3 to the District's approved application for the acquisition of the Property which confirms that the District will utilize the Property to advance a number of key strategies in *Homeward DC*, the District's strategic plan to prevent and end homelessness. The District will use the Property for three major programs: 1) the central resource and referral center for families accessing homeless services; 2) low-barrier vocational development training for individuals experiencing homelessness; and 3) permanent supportive housing to meet the needs of individuals experiencing chronic homelessness. We do believe that the intended uses as described in Addendum #3 are consistent with the intent of the District's prior approved application because we remain committed to devoting the Property to homeless support services.

If you have questions or require additional information, please do not hesitate to contact Jonathan Kayne, DGS Chief Operating Officer, at 202.727.2800.

Sincerely

(b) (6)

 Christopher E. Weaver,
Director

Cc: Jonathan Kayne, COO
Latrena Owens, Chief of Staff
Camille Sabbakhan, General Counsel
Wanda Sherrod, Program Manager
Agyei Hargrove, Project Manager



January 13, 2016

Mr. Tim Sheckler, Director
National Capital Region
Office of Real Property Utilization & Disposal
U.S. General Services Administration
301 7th Street, S.W., Room 7709
Washington, D.C. 20407

Re: 49 L Street SE
Washington, D.C.
DC-496-1

Dear Mr. Sheckler:

This Department has received and conditionally approved an application from the District of Columbia, Department of General Services, (Applicant), to acquire the above-referenced property by quitclaim deed. The Applicant proposes to use the property as a men's homeless shelter and supportive service facility. The approval is conditioned upon our receipt of an acceptable environmental assessment (EA) that will assist HHS in completing its requirements under the National Environmental Policy Act of 1969 (NEPA), and an addendum to the Applicant's governing board resolution. A copy of our approval letter to the Applicant is attached for your reference.

Upon our satisfactory receipt of the requested documents and completion of our NEPA review, we will request assignment of the property from the General Services Administration. Should you have any questions or would like to discuss further, please do not hesitate to contact me on 301-443-6672.

Sincerely,

Theresa Ritta, Program Manager
Real Property Management Services
Program Support Center



August 20, 2015

Ms. Joyce J. Blanton
Executive Director/President
National Housing Counseling Agency
124 N. McDonough St., #104
Jonesboro, Georgia 30236

Re: 49 L Street, SE
Washington, D.C.
GSA No.: DC-496-1

Dear Ms. Blanton:

The will acknowledge receipt of an application submitted by National Housing Counseling Agency, (applicant), to acquire the above-referenced property to provide assistance to homeless individuals. A review of the application indicated it is grossly incomplete and therefore, is being returned to you without consideration.

The applicant did not follow the instructions that were provided to apply for property under Title V of the Stewart B. McKinney Homeless Assistance Act (Title V). Complete responses are required for every item contained in the application packet. The responses should provide enough information to demonstrate a well-thought out program and objective for the property that the applicant can successfully operate and manage to the benefit of homeless individuals. The application submitted was vague in the proposed plan of use and the applicant's ability to administer that plan. Following are just a few examples of deficiencies that were noted during our review (this is not an all-inclusive list of deficiencies):

- Applicant failed to provide a copy of the document showing statutory authority which permits the applicant to acquire and hold title to real property for the proposed use. Additionally, the applicant did not provide evidence that it meets the necessary foreign qualifications to do business in the District of Columbia (D.C.), a local in which the applicant is not currently registered.
- Applicant failed to clearly articulate the proposed housing services to be provided; simply stating it would provide "rental accommodation to the homeless Veterans, female and male and the homeless population." Transfers made pursuant to the Department of Health and Human Service's Federal Real Property Assistance Program require that any housing to be provided on a permanent or long-term basis meet the eligibility requirements in the enclosed July 10, 2006, Federal Register notice. Accordingly, permanent supportive housing must be linked to appropriate supportive health and social services that enable homeless individuals and homeless families with disabilities to

maintain housing. While the application proposes a permanent, affordable housing program, it does not describe one that would meet HHS' requirements.

- In relation to other similar programs currently existing in D.C., the applicant simply stated "None that we are aware of." A quick internet search of permanent supportive housing in the D.C. area demonstrates such programs do exist. Additionally, the applicant failed to provide any statement or discussion on the need for the proposed program.
- Applicant merely stated that the property needed major renovations. The application did not describe in specific details the renovations needed to convert the property to a permanent supportive, affordable housing facility. Therefore, a determination on the adequacy of the applicant's construction cost estimate, source of funding and program implementation time cannot be determined.
- Application did not include a rough draft floor plan outlining existing improvements, use of existing improvements for the proposed program and any new structures needed.
- Applicant failed to provide written recommendations, endorsements, etc. evidencing support for the applicant's acquisition of the property and need for the program.
- Applicant stated having 8 staff members but only described the qualifications of 2. The applicant stated "the exact numbers of new hires cannot be determined at this point as the project will be made to determine the number of staff that will be hired locally." Again, the applicant did not develop a comprehensive plan of reuse of the property and how it would implement that plan, as required.
- Applicant mentioned having qualified and experienced staff in the areas of construction and renovation of commercial and residential real estate. The applicant provided no qualifications to or evidence of providing services to the homeless population, specifically those with disabilities that would qualify for permanent supportive housing. Applicant failed to provide evidence of experience and/or success operating and managing a similar program.
- Applicant provided no cost estimate for property conversion for its intended use. The applicant only identified the Federal government's renovation cost estimate of \$4 million. This estimate represented the cost to the Federal government to renovate the property to meet government standards. This cost estimate is not specific to the applicant's proposal.
- Applicant identified funding options (i.e., tax credits, Home Depot Foundation Veteran's program donations, grants from private and public sectors, Federal and State grants, etc.) to finance, operate and maintain the requested property but failed to state whether funding has been applied for/awarded or when/if funding would be available. Additionally, the applicant failed to provide evidence of its past success utilizing such funding.
- Regarding the funding source(s) for capital improvements, the applicant stated that funding will be available upon transfer of title. Applicant provided no evidence it has the funding for capital improvements or the ability to obtain the necessary funding.
- The application included a "Development Budget" dated October 26, 1998, obviously not a budget proposal specific to the acquisition and development of the requested property.

- Applicant failed to provide copies of notices to local units of government of its intent to acquire the subject property for the proposed purpose.
- The Governing Board Resolution, “Attachment B”, was completed incorrectly. The individual named in the Resolution cannot sign as the Certifying Officer.
- Applicant signed the Environmental Questionnaire, “Attachment C”; however, the applicant failed to respond to any item contained in the questionnaire.

Considering the extent to which the application is deficient/incomplete, no decision has or will be rendered with regard to the application, and any further information submitted with regard to the above-referenced property will not be considered. Please note that we are returning two copies of your application; one is being retained for our records. If you have any questions regarding the decision to return your application, please feel free to call me on (301) 443-2265. If you are interested in the future disposition of the property, please contact Mr. Chafula Abdullah, RPA, Realty Specialist, U. S. General Services Administration, National Capital Region, Property Disposal Division by telephone on (202) 619-8949 or by email, chafula.abdullah@gsa.gov

Sincerely,

Theresa Ritta, Program Manager
Real Property Management Services
Program Support Center

Enclosures



January 13, 2016

Mr. Chris Weaver
Director, Department of General Services
District of Columbia
2000, 14th Street NW, 8th Floor
Washington, D.C. 20009

Re: 49 L Street SE
Washington, D.C.
DC-496-1

Dear Mr. Weaver:

This Department has determined that the District of Columbia, Department of General Services' (DGS), Applicant, application dated November 2, 2015 and amended on December 4, 2015 and December 31, 2015, for the public benefit conveyance of the above-referenced property, pursuant to Title V of the McKinney-Vento Homeless Assistance Act, is approvable subject to the following.

Due to the Applicant's proposal of major construction of the subject property and utilization as a men's homeless shelter and supportive service facility, the Applicant must submit an Environmental Assessment (EA) to assist this Department in completing our environmental review pursuant to the National Environmental Policy Act of 1969. The EA must provide the basis for a determination whether to prepare an Environmental Impact Statement or a Finding of No Significant Impact. The EA must be prepared by a qualified, licensed individual or agency, and in accordance with the requirements set forth in this Department's General Administration Manual at Part 30-50-40 (copy attached).

Additionally, because the Applicant is subject to the District of Columbia Anti-Deficiency Act, (D.C. Official Code § 47-355.01 – 355.08 (2013 Repl.)), an addendum to the Applicant's governing board resolution is necessary to further protect the Federal government's interest in the subject property. Therefore, please submit an addendum to include the following language:

If DGS is unable to place the property into use within the time limitation indicated below and fails to pay to the United States Department of Health and Human Services for each month of nonuse beginning twelve (12) months after the date of the deed, or thirty-six (36) months where construction or major renovation is contemplated, the sum of 1/360 of the then market value for each month of nonuse, whether caused by the legal or other inability of DGS, its successors and assigns, the United States Department of Health and Human Services, or its successor in function, will, at its option, have an immediate right of reentry thereon, and to cause all right, title, and interest in and to the Property to revert to the United States of America, and DGS, its successors and assigns, shall forfeit all right, title, and interest in and to the Property and to any and all of the tenements, hereditaments, and appurtenances thereunto belonging.

Please submit the EA and the resolution addendum within the next 30 days. Upon our satisfactory receipt, we will issue an official approval notice and subsequently request assignment of the property from the United States General Services Administration (GSA). Please note, however, that our approval

is not the final authority for the disposition of the property. The ultimate assignment decision is within the authority of GSA.

If you have any questions, regarding this letter or the requirements contained herein, please do not hesitate to contact me by email, Theresa.Ritta@psc.hhs.gov or by telephone on (301) 443-6672.

Sincerely,

Theresa Ritta, Program Manager
Real Property Management Services
Program Support Center



June 22, 2016

Mr. Chris Weaver
Director, Department of General Services
District of Columbia
2000, 14th Street NW, 8th Floor
Washington, D.C. 20009

Re: 49 L Street SE
Washington, D.C.
DC-496-1

Dear Mr. Weaver:

This is further reference to this Department's January 13, 2016 conditional approval letter (letter) concerning the District of Columbia, Department of General Services' application for the public benefit conveyance of the above-referenced property, pursuant to Title V of the McKinney-Vento Homeless Assistance Act. As required by the letter, DGS submitted a satisfactory Environmental Assessment (EA), dated June 2016, and a signed Certification for Federal Acquisition dated June 16, 2016. HHS, therefore, officially approves DGS's application dated November 2, 2015, and amended on December 4, 2015, December 31, 2015, June 17, 2016 and June 2016 (the EA) for acquisition of the subject property.

This Department has issued a finding of no significant impact concerning DGS's approved use of the property provided DGS complies with all applicable Federal, State and local environmental laws, regulations, and standards, as well as, permit and licensing requirements. Further, the approved use of the property may be subject to other governmental requirements and our assessment should not be construed as a determination that the approved program meets those requirements. Use of the property for any other activities beyond those approved in the above-mentioned application and amendments will require prior approval from this Department.

We have requested assignment of the property from the U.S. General Services Administration (GSA). Please note that this Department is not the final authority for the disposition of the property and that the ultimate assignment decision is within the authority of GSA. As soon as we receive the GSA's determination, we will advise.

Attached for your reference is a standard Quitclaim Deed template.

Should you have any questions concerning this matter, please feel free to contact me by telephone, (301) 443-6672, or email, Theresa.Ritta@psc.hhs.gov.

Sincerely yours,

Theresa Ritta, Program Manager
Real Property Management Services
Program Support Center



December 28, 2016

Mr. Greer J. Gillis
Acting Director, Department of General Services
District of Columbia
2000, 14th Street NW, 8th Floor
Washington, D.C. 20009

Re: 49 L Street SE
Washington, D.C.
DC-496-1

Dear Mr. Gillis:

This Department has determined the District of Columbia, Department of General Services', application dated November 2, 2015, and amended on December 4, 2015, December 31, 2015, June 17, 2016, June 2016 (the EA), November 17, 2016, and December 13, 2016 for the public benefit conveyance of the above-referenced property, pursuant to Title V of the McKinney-Vento Homeless Assistance Act, to be approved. This approval, however, does not extend to DGS' proposal to use a portion of the property for social enterprise purposes. DGS must submit final programmatic details to this Department for review and determination prior to operating any social enterprise on-site.

This Department has issued a finding of no significant impact concerning DGS's approved use of the property provided DGS complies with all applicable Federal, State and local environmental laws, regulations, policies, and standards, as well as, permit and licensing requirements. Further, the approved use of the property may be subject to other governmental requirements and our assessment should not be construed as a determination that the approved program meets those requirements. Use of the property for any other activities beyond those approved in the above-mentioned application and amendments will require prior approval from this Department.

We have requested assignment of the property from the U.S. General Services Administration (GSA). Please note that this Department is not the final authority for the disposition of the property and that the ultimate assignment decision is within the authority of GSA. As soon as we receive the GSA's determination, we will advise.

Attached for your reference is a standard Quitclaim Deed template.

Should you have any questions concerning this matter, please feel free to contact me by telephone, (301) 443-6672, or email, Theresa.Ritta@psc.hhs.gov.

Sincerely yours,

Theresa Ritta, Program Manager
Real Property Management Services
Program Support Center



June 29, 2016

Mr. Chris Weaver
Director, Department of General Services
District of Columbia
2000, 14th Street NW, 8th Floor
Washington, D.C. 20009

Re: 49 L Street SE
Washington, D.C.
DC-496-1

Dear Mr. Weaver:

This Department has recently been informed that the Mayor, District of Columbia, does not intend to use the subject property, located at 49 L Street SE, Washington, D.C., for homeless assistance purposes. As a result, we are requiring written, signed, confirmation from the District of Columbia, Department of General Services (applicant), that the property will only be utilized in accordance with the approved application dated November 2, 2015, and amended on December 4, 2015, December 31, 2015, and June 17, 2016.

We appreciate your response no later than close of business, Wednesday, July 6, 2016. Should you have any questions concerning this matter, please feel free to contact me by telephone, (301) 443-6672, or email, Theresa.Ritta@psc.hhs.gov.

Sincerely yours,

Theresa Ritta, Program Manager
Real Property Management Services
Program Support Center



July 15, 2016

Mr. Chris Weaver
Director, Department of General Services
District of Columbia
2000, 14th Street NW, 8th Floor
Washington, D.C. 20009

Re: 49 L Street SE
Washington, D.C.
DC-496-1

Dear Mr. Weaver:

By letter date June 29, 2016, this Department requested that the District of Columbia, Department of General Services (DGS), confirm, via formal signed letter, that it would only use the above-referenced property for homeless assistance purposes in accordance with the approved application dated November 2, 2015, and amended on December 4, 2015, December 31, 2015, and June 17, 2016 (copy attached). We have yet to receive your response which was due on Wednesday, July 6, 2016.

This is our final request to obtain the requested confirmation. Therefore, please provide an electronic copy (i.e., pdf), of your confirmation to rpb@psc.gov no later than close of business, Friday, July 22, 2016. Should we not receive it by the due date, this Department will rescind our approval of DGS' application for the subject property.

Sincerely yours,

Theresa Ritta, Program Manager
Real Property Management Services
Program Support Center

February 26, 2016

Mr. Jamar Spruill
Contract Specialist
Contracts and Procurement Division
Department of General Services
2000 - 14th Street, NW, 8th Floor
Washington, D.C. 20009
Office: 202-671-2255

Reference: NEPA Environmental Assessment Proposal
49 L Street, SE,
Washington, D.C

Dear Mr. Spruill:

Pursuant to your February 3, 2016 request for task order proposal, and contract No. DCAM-14-NC-0160S, between MTI Engineering and Testing Inc. and the Department of General Services (DGS), we are pleased to submit our proposal to provide NEPA Environmental Assessment (EA) for the subject property.

MTI Engineering and Testing, Inc. team (MTI) will perform a NEPA Environment Assessment (EA) that addresses a proposed homeless facility to be built at 49 L Street SE which is undergoing transfer from the Federal government (Government Services Administration – GSA and Health and Human Services - HHS) to the District of Columbia (Department of General Services - DGS). It is assumed the facility will house homeless people and would be operated by a staff comprised of mostly volunteers.

Scope of Work:

The Draft EA will include sufficient evidence and analysis to make a determination as to whether a Finding of No Significant Impact (FONSI) is appropriate or if an Environmental Impact Statement (EIS) would be needed. The EA will determine and characterize any 'significant' changes that may occur with the following natural and 'human' environments (either individually or cumulatively):

- Floodplain / Wetlands
- Clean Air Conformity Quality (indoor/outdoor)
- Noise and Vibration Levels
- Water Resources (to include drinking water quality and stormwater management)

- Geological and Soil Conditions (to include surface erosion control)
- Vegetation and Landscape Enhancement
- Visual (Aesthetic) Resources
- Aquatic and Terrestrial Biota and their Habitat
- Rare, Threatened and Endangered Species
- Cultural (Historical and Archaeological) Resources
- Land Use (to include Planning and Zoning Requirements)
- Socio-economics (Local and Regional)
- Vehicular Transportation Impacts (to include Public Transportation Facilities/Services and Pedestrian/Bicycle Access)
- Public Health and Safety
- Energy Usage and Sustainability
- Population and Housing Requirements
- Environmental Contamination (to include Hazardous and Regulated Non-Hazardous Waste Management)
- Perimeter and Building Security
- Environmental Justice (to include Low-Income and/or Minority Populations)
- Utilities (to include Electrical, Phone {land-line and mobile}, Internet, and Sewer Disposal)

The general procedure of the EA includes on-site reconnaissance, database research, local/federal agency correspondence and interviews with owners, local residents, jurisdictional and government representatives. The EA will include a summary of our research, a statement of our findings, and hard copies of correspondence with all applicable agencies.

Preparation of the NEPA EA will adhere to the following established HHS guidelines:

- ☐ A statement of existing conditions, previously planned uses, and current project description.
- ☐ Describe all Proposed Actions in detail and reasonable alternatives (to include 'feasible and prudent' avoidance alternatives for each proposed course of action (to include a 'No Action' alternative).
- ☐ Discuss as to their potential environmental impacts (secondary and cumulative effects) either direct or indirect resulting from the implementation of all proposed actions.
- ☐ Describe all measured pollution prevention techniques to be taken to avoid or mitigate (i.e., measures to minimize harm) any natural or human environmental impacts associated with each proposed action or alternative stated.
- ☐ Comparative analysis environmental benefits and risks of each proposed action and alternatives.
- ☐ Reference:

- List of preparers (to include citations), agency contacts, persons consulted, and distribution list.
- Documents (to include referenced articles not readily available).
- Any documents in which information obtained from District of Columbia and Federal government in regards to the subject property.

ASSUMPTIONS

1. No hazardous substances, toxic chemicals, or petroleum products (other than for heating) would be handled, transferred or stored on the premise.
2. No quantitative analysis or studies will be performed (i.e. air quality analysis; noise or vibration analysis; vehicle traffic impact study, or cultural resource studies; archaeological survey; asbestos survey; or lead-based paint survey). If a registered expert is required to be perform any of these studies or surveys would be outside the scope of this Draft EA.
3. Responsibility of notification for soliciting public comments on the EA (i.e., Federal Register) will be performed by DGS.
4. Preparation of a FONSI or any public comments (to include HHS comments) is outside the scope of this proposal.

It is understood that the property has already been transferred from GSA. A Phase I Environmental Site Assessment (ESA) has been completed on the subject property, however, the document is not in compliance with the most recent ASTM guidelines dated December 2013.

In addition, a copy of the Southeast Federal Center EIS (the Yards) and any previous Phase I or Phase II's Environmental Site Assessments to include any environmental surveys and/or studies would be made available to provide accurate referencing within the Draft EA.

Deliverables:

The MTI team will prepare, print and submit the following deliverables to DGS:

'Preliminary' Draft EA for internal review (3 unbound copies) on April 5, 2016.

Draft EA (Revised) to include internal DGS comments on April 11, 2016.

Note: If an Environmental Impact Statement (EIS) must be drafted and submitted, a separate Purchase Order would be negotiated. In addition to the above, MTI will provide the agency with six (6) copies of the revised Draft EA (2 bound and 4 unbound) and an electronically formatted (i.e., soft copy) in Microsoft Word 8.

Meetings:

The MTI team will provide weekly reports to the agency Project Manager that allows for close monitoring of project progress of any significant issues. Technical meetings will be held at a minimum and only be initiated as required by the MTI team through the Project Manager on an as needed basis.

49 L Street, SE, Washington DC

We propose a Not-to-Exceed fee of **\$ 36, 785.00** for our services, as outlined in the attached cost calculation.

MTI Engineering and Testing Inc. appreciate the opportunity and looking forward to a strong working relationship.

Respectfully submitted,
MTI ENGINEERING AND TESTING, INC.

Ghasem Shah-cheraghi, P.E
Principal